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26 Elmtun Road, Blackley



- Two Bed Mid Townhouse
- Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Kitchen / Down-Stair W.C
 - Three-Piece Shower Room
- Gated Rear Paved Garden / Available With NO CHAIN

£185,000

Available With NO CHAIN. Two bed mid townhouse benefitting from gas central heating, double glazed windows, spacious lounge, dining kitchen, down-stair W.C and generous storage space to the ground floor. The first floor affords the two bedrooms both with good storage and a three-piece shower room. Externally to the front is a paved entrance and to the rear a good-sized gated paved garden. Situated in the Blackley area of Manchester ideal for local shops and facilities, transport links to Manchester city centre and a short drive to the M60 motorway network.

GROUND FLOOR

HALLWAY

Hallway with access to storage and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin.

LOUNGE

5.54m x 4.32m (18'2" x 14'2")

Front to rear aspect with electric fire within fire surround, carpet flooring, two radiators and sliding patio doors to the rear garden.



DINING KITCHEN

3.58m x 2.28m (11'8" x 7'5")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, fixed table, space and plumbing for washing machine and carpet flooring. Access to lounge.



FIRST FLOOR

BEDROOM 1

3.72m x 3.00m (12'2" x 9'10")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

3.49m x 2.28m (11'5" x 7'5")

Rear aspect with fitted cupboards, carpet flooring and radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		

SHOWER ROOM

Three-piece suite comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls and carpet flooring.



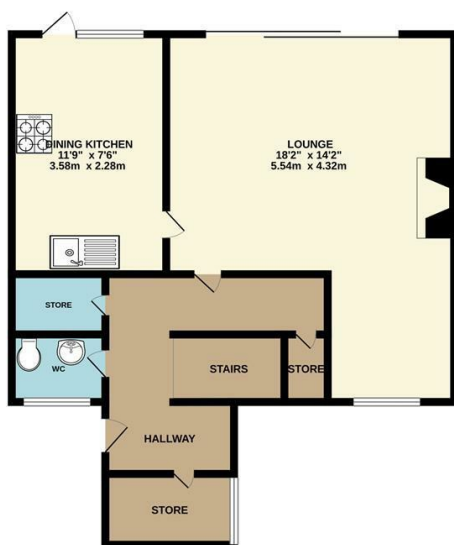
OUTSIDE

Externally to the front is a paved entrance and to the rear a good-sized gated paved garden.

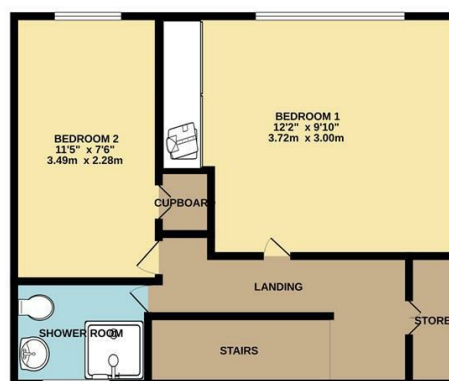


*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TWO BED MID TERRACED

TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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