



• mcgowan homes •

204 Victoria Avenue, Blackley



- THREE BED EXTENDED DETACHED
- Gas Central Heated / uPVC Double Glazed
- Two Reception Rooms / Extended Dining Kitchen / Down-Stair W.C
- Three-Piece Bathroom / Lawned Front Garden
- Side Lawned Garden/ Rear Paved Garden / Detached Garage And Driveway
- In Need Of Upgrading Presenting An Excellent Opportunity

Offers In Excess Of £280,000

THREE Bed EXTENDED Detached house with detached garage, driveway and gardens. In need of upgrading presenting an excellent opportunity to create a fabulous family home. Briefly comprising of gas central heating, uPVC double glazed windows, two reception rooms, dining kitchen and down-stair W.C. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a lawned garden with path to the entrance, a side lawned garden and rear paved area with driveway and detached garage. Situated in the Blackley area of Manchester with direct transport links to the city centre, ideal for local schools, shops and amenities and convenient for the M60 motorway network.

GROUND FLOOR

HALLWAY

Entrance hall with coved ceiling, picture rail, radiator and staircase rising to the first floor.

DINING ROOM

3.46m x 3.35m (11'4" x 10'11")

Front aspect with bay window, electric fire set within surround, picture rail, coved ceiling and radiator.



LOUNGE

4.07m x 3.77m (13'4" x 12'4")

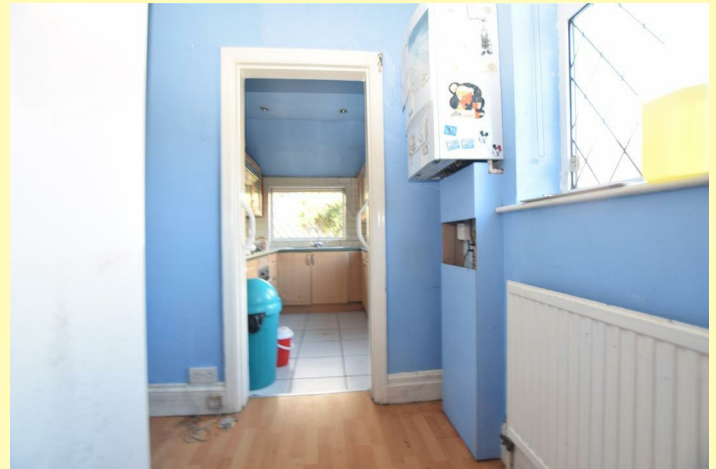
Rear aspect with electric fire set within feature surround, coved ceiling, picture rail, wall mounted T.V point, carpet flooring and radiator. External access.



DINING AREA

2.42m x 2.12m (7'11" x 6'11")

Rear aspect with laminate flooring and radiator. Access to W.C and access to kitchen.



KITCHEN

3.19m x 2.12m (10'5" x 6'11")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in electric oven, tiled flooring and external access.

FIRST FLOOR

BEDROOM 1

4.60m x 3.37m (15'1" x 11'0")

Front aspect with fitted wardrobes and radiator.



BEDROOM 2

3.46m x 3.35m (11'4" x 10'11")

Rear aspect with fitted wardrobes, picture rail and radiator.



BEDROOM 3

2.60m x 2.23m (8'6" x 7'3")

Front aspect with radiator.

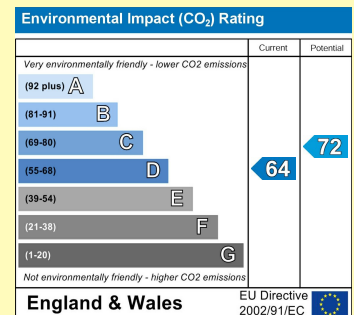
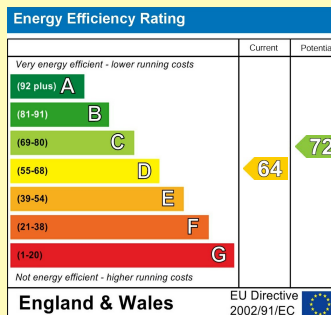
BATHROOM

Three piece bathroom comprising of corner bath with shower over, vanity wash-basin with fitted cupboard below, low-level W.C, part tiled walls, laminate flooring and radiator.



OUTSIDE

Externally to the front is a lawned garden with path to the entrance, a side lawned garden and rear paved area with driveway and detached garage.

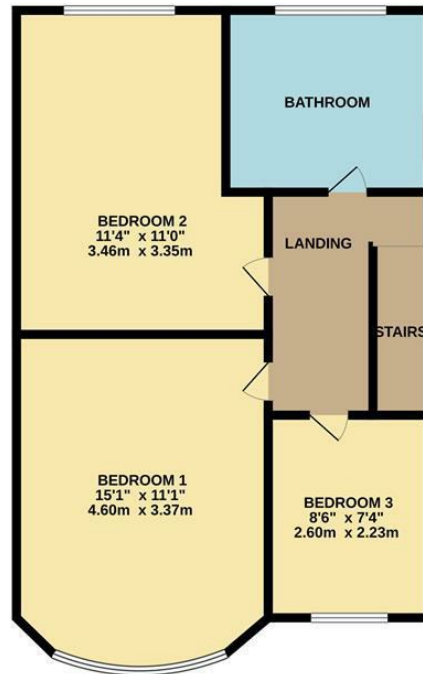


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets.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

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 993 sq.ft. (92.3 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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