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6 Sidley Avenue, Blackley



- Well Presented Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
  - Sunshine Lounge / Extended Kitchen
  - Three-Piece Bathroom
- Driveway With Off Road Parking
  - Enclosed Paved Garden

Offers In Excess Of £160,000

Well presented THREE bed bay fronted semi detached with a single storey kitchen extension at the rear. Briefly comprising of gas central heating, uPVC double glazed windows, sunshine lounge incorporating dining area and a good-sized extended kitchen. The first floor affords three bedrooms and a three-piece bathroom. Externally to the front is a gated and block-paved driveway affording off road parking with gated access down the side to the rear paved garden with walled borders and walled raised beds housing a variety of plants and shrubs. Conveniently situated for local shops and supermarkets, transport links to Manchester city centre and within 1/4 mile of the M60 motorway network.

## GROUND FLOOR

### HALLWAY

Entrance hallway with radiator and staircase rising to the first floor.

### SUNSHINE LOUNGE

6.63m x 3.37m (21'9" x 11'0")

Front to rear aspect with bay window, living flame gas fire set within feature surround, coved ceiling, carpet flooring, T.V point and radiator.



### KITCHEN

4.71m x 2.01m (15'5" x 6'7")

Extended kitchen to the rear aspect with a range of wall and

base units incorporating stainless steel sink, gas cooker point with extractor above, space and plumbing for an automatic washing machine, wall mounted boiler, tiled flooring and external access.



## FIRST FLOOR

### BEDROOM 1

3.40m x 3.29m (11'1" x 10'9")

Front aspect with bay window, laminated wooden floor covering, T.V point and radiator.



### BEDROOM 2

3.25m x 2.74m (10'7" x 8'11")

Rear aspect with coved ceiling, laminated wooden flooring and radiator.





### BEDROOM 3

2.01m x 1.70m (6'7" x 5'6")

Front aspect with laminated wooden floor covering, coved ceiling, T.V point and radiator.



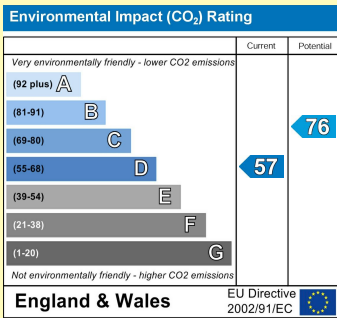
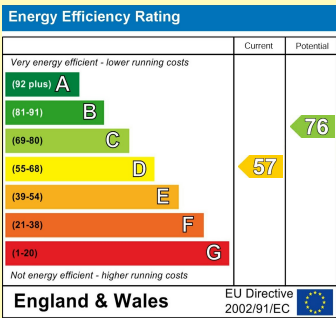
### BATHROOM

Three-piece bathroom comprising of bath with shower over, sink, low-level W.C, fully tiled walls, laminated flooring and radiator.



### OUTSIDE

Externally to the front is a gated and block-paved driveway affording off road parking with gated access down the side to the rear paved garden with walled borders and walled raised beds housing a variety of plants and shrubs.



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  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



6 SIDLEY AVENUE

TOTAL FLOOR AREA: 856 sq.ft. (79.5 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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