



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**GASCOIGNE
HALMAN**

BARLOW MOOR ROAD, CHORLTON

THE AREAS LEADING ESTATE AGENT

| £350,000.00

A spacious mid terrace property offering ample accommodation over three floors and measures an impressive 1431 SQ FT. The property requires modernisation and is ideal for any buyer looking to add value or their own stamp. Located only moments from Beech Road with its array of bars, restaurants and excellent transport links. Offered to the market with No Vendor Chain.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.

Internally the property comprises of an entrance hallway, bay fronted living room, rear light and airy dining room which leads to a spacious kitchen with access to an under stairs storage cupboard and further access to the rear garden.

To the first floor there are three good sized double bedrooms and a three piece fitted bathroom suite serves all three bedrooms.

To the second floor the property boasts a further double bedroom.

Externally to the front you approach via a gated entrance, whilst to the rear there is a generous rear garden. The property requires modernisation throughout and is offered to the market with No Vendor Chain.

DIRECTIONS

M21 8AY

LIVING ROOM

14'8 (4.47m) into bay x 10'10 (3.3m)

DINING ROOM

16'3 (4.95m) x 12'4 (3.76m)

KITCHEN

19'6 (5.94m) x 8'4 (2.54m)

BEDROOM 1

11'11 (3.63m) x 14'10 (4.52m)

BEDROOM 3

14'6 (4.42m) x 8'6 (2.59m)

BEDROOM 4

12'7 (3.84m) x 8'6 (2.59m)

BATHROOM

4'9 (1.45m) x 6'3 (1.91m)

BEDROOM 2

18'1 (5.51m) into bay x 14'10 (4.52m)

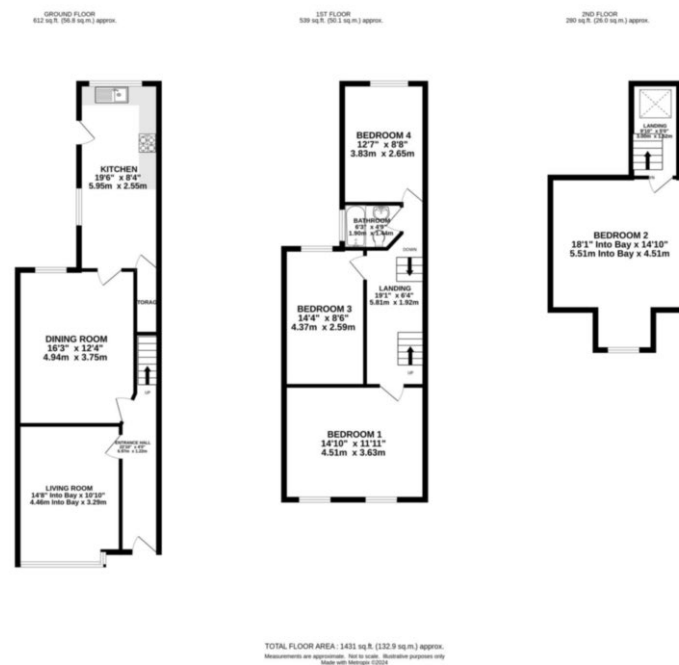
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**GASCOIGNE
HALMAN**



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