



EMMA
HATTON
LTD

Floyd Avenue , Chorlton

Offers In Region Of £349,950

- 3 Bedroomed Semi Detached
- A good sized Lounge
- Separate Dining Kitchen
- Downstairs W.C.
- Contemporary Bathroom with Shower
- Double glazed windows
- Warmed by gas central heating
- Off Road Parking

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Property Description

A well presented 3 bedroom Semi-Detached, this well planned family home briefly comprises entrance vestibule, a good sized lounge with French doors providing access and delightful views to rear garden, dining kitchen, downstairs W.C., to the first floor are 3 good sized bedrooms and contemporary bathroom with shower, front garden with off road parking and shared driveway leading to detached garage, there is a delightful larger than average mainly laid to lawn rear garden, in addition the property benefits from double glazing and combination gas central heating. Conveniently located with excellent transport links to City Centre/Airport/Media City and within a short walk to good local schools and Chorlton Water Park, early viewing is advisable.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE CANOPY

ENTRANCE VESTIBULE

LOUNGE: 15ft x 9ft 6in.



DINING ROOM:
13ft 2in x 8ft.

INNER HALLWAY

DOWNSTAIRS W.C.

FIRST FLOOR

BEDROOM
1: 13ft 2in x 7ft 11in.

BEDROOM
2: 12ft 5in x 10ft 7in.

BEDROOM
3: 8ft 9in x 7ft 2in

CONTEMPORARY BATHROOM

OUTSIDE:

There is a front garden used for off road parking and a shared driveway leading to a Detached garage. There is a delightful larger than average mainly laid to lawn rear garden with useful garden store. In addition is a flagged paved patio area to the immediate rear.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

