



EMMA  
HATTON  
LTD

Zetland Road , Chorlton

Guide Price £275,000

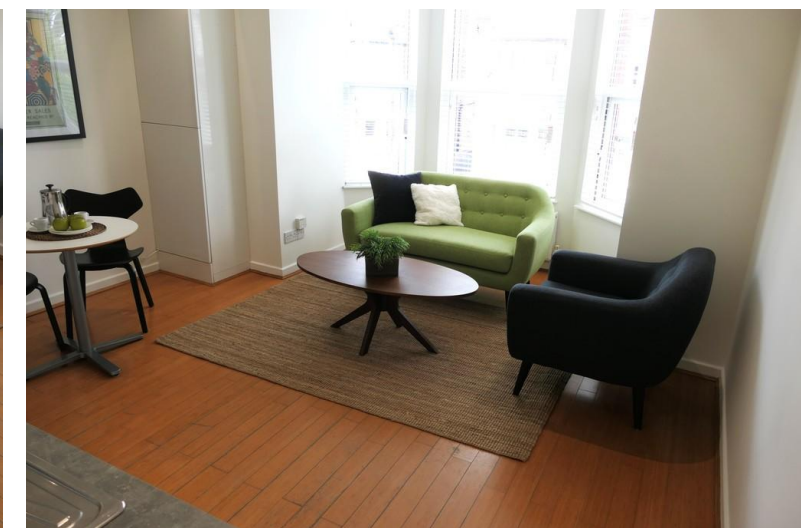
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- Stylish first floor Apartment
- 3 Double Bedrooms
- Open Plan Kitchen/lounge/Diner
- Contemporary Bathroom
- Double glazed Windows
- Combi gas central heating
- Delightful communal gardens
- Wooden flooring

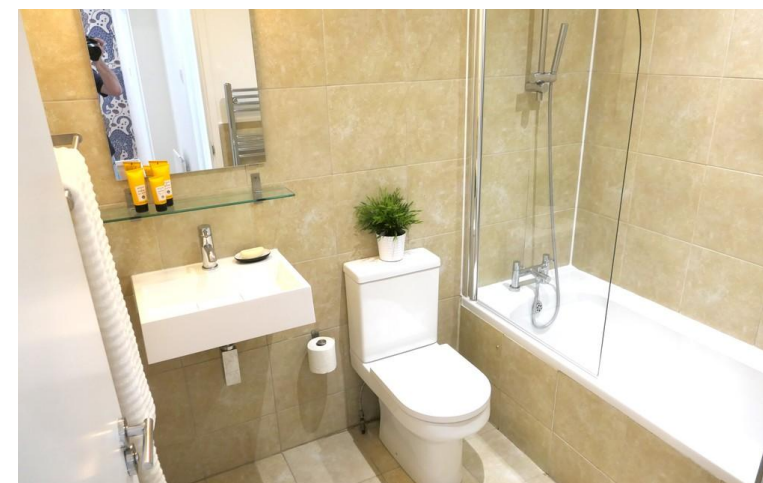
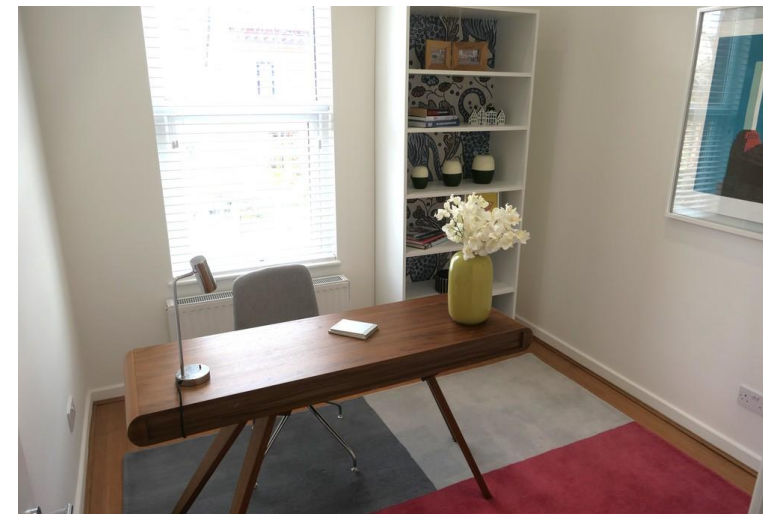
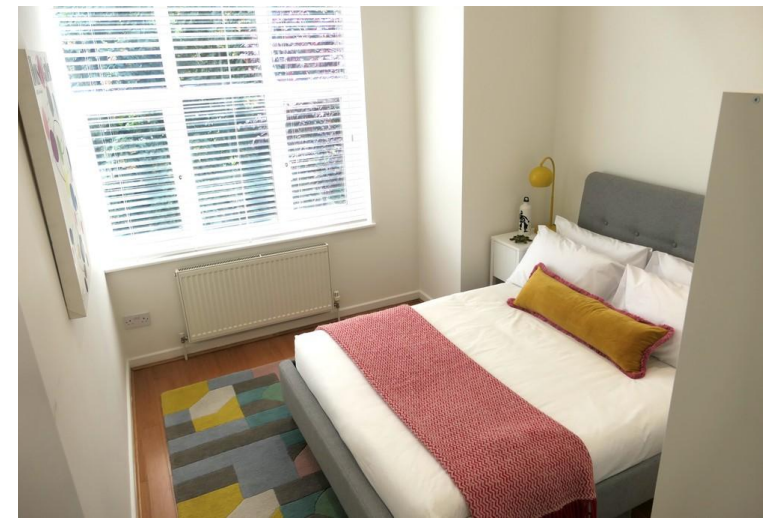
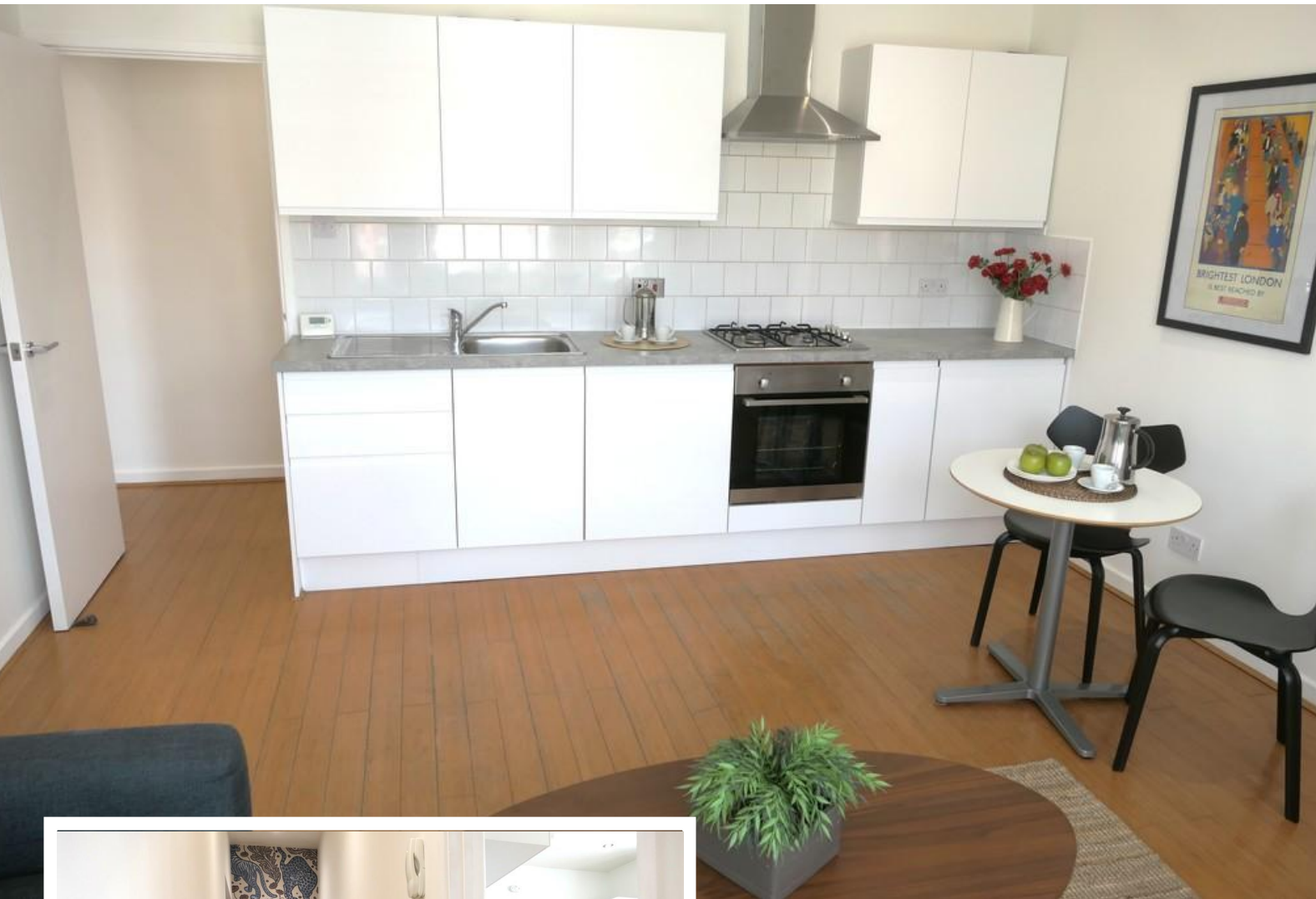
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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BEDROOM 2: 9ft x 8ft 10in.

BEDROOM 3: 8ft 9in x 6ft 11in.

DRESSING AREA: 6ft 8in x 4ft 1in.

CONTEMPORARY 3 PIECE BATHROOM SUITE

OUTSIDE: Delightful communal gardens with off road parking on a first come arrangement.

SERVICE CHARGE: Approx £80.00 per month which includes building insurance and upkeep of communal areas.

Lease Term: T.B.C.

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.

## Property Description

An excellent opportunity to purchase this stylish 3 DOUBLE bedroom first floor apartment within this attractive period conversion, this impressive apartment briefly comprises u shaped entrance hallway, open plan lounge/diner/fitted kitchen with Bay window, 3 DOUBLE bedrooms (one bedroom with good sized dressing area) contemporary bathroom with shower, double glazed windows, combination gas central heating, wooden flooring throughout, delightful communal gardens, ideal for professional/couple or downsizer, central location, short walk to fashionable Beech Road and excellent transport links, viewing comes highly recommended. No chain.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

OPEN LOUNGE/DINER/FITTED KITCHEN: 15ft 8in (into bay) x 13ft 5in.

BEDROOM 1: 11ft 7in x 9ft 5in.

