



EMMA
HATTON
LTD

Maitland Avenue , Chorlton

Guide Price £325,000

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- 3 Bedroomed Semi Detached
- Lounge with Patio leading to Rear Garden
- Kitchen with original cast iron oven
- Ground floor bathroom with separate W.C.
- 3 well proportioned bedrooms
- Combi gas central heating
- Double glazed Windows
- 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

An excellent opportunity to purchase this 3 bedroomed semi detached ideal for the first time buyer/downsizer. This well planned accommodation briefly comprises entrance hallway, a good sized lounge with sliding patio doors providing access and delightful views to rear garden, kitchen with fitted units and original cast iron oven, downstairs bathroom and 3 bedrooms (main bedroom with dual aspect) on the first floor, warmed by gas central heating and double glazed windows, front garden with driveway with side access to delightful rear garden, stones throw from Chorlton Water Park with excellent transport links to City Centre and beyond. The property is offered with No Chain.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

LOUNGE: 16ft 2in x 10ft 8in.

KITCHEN: 10ft 8in x 9ft 9in (narrowing to 6ft 8in).

FIRST FLOOR LANDING



BEDROOM 1: 16ft 2in x 9ft 7in.

BEDROOM 2: 12ft 3in x 7ft 7in.

BEDROOM 3: 11ft 4in x 7ft 9in.

2 PIECE BATHROOM SUITE
(Ground floor)

SEPARATE W.C. (Ground floor)

OUTSIDE: Mainly laid to lawn front garden with off road parking with side access leading to a delightful established rear garden with pergola and useful garden store.

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.