



EMMA
HATTON
LTD

Beechwood Avenue, Chorlton

Asking Price Of £495,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

- Period Bay fronted mid terrace house
- Lounge
- Dining room
- Fitted kitchen
- Utility room
- Cellars
- Four bedrooms
- Family bathroom



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BEDROOM ONE 13' 3" x 12' 4" (4.04m x 3.76m)

BEDROOM TWO 8' 3" x 11' 10" (2.54m x 3.62m)

BEDROOM THREE 10' 6" x 17' 7" (3.22m x 5.36m)

BEDROOM FOUR 6' 10" x 9' 9" (2.10m x 2.98m)

BATHROOM 8' 3" x 9' 11" (2.52m x 3.04m)

OUTSIDE. There is a small garden to front with walled boundary and timber gate. Paved courtyard garden to rear



Property Description

Period bay fronted four bedroomed mid terrace situated on one of the most popular road in Chorlton, entrance hallway, lounge with feature fireplace, dining room, modern fitted kitchen, utility room, cellar, first floor comprising of 2 bedrooms and family bathroom, 2 additional bedrooms to the second floor. Small garden to front, private paved courtyard garden to rear. Excellent location with walking distance on Chorlton park, local schools and Chorlton centre. Viewing highly recommended

ENTRANCE HALLWAY

LOUNGE 9' 10" x 14' 10" (3m x 4.54m)

DINING ROOM 10' 5" x 11' 10" (3.20m x 3.62m)

KITCHEN 15' 8" x 9' 11" (4.8m x 3.04m)

UTILITY ROOM

CELLAR 12' 1" x 14' 10" (3.69m x 4.54m)

