



EMMA
HATTON
LTD

Hardcastle Avenue , Chorlton

Asking Price Of £329,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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

- Three bedroom Semi Detached House
- Spacious Lounge
- Newly Fitted kitchen with French doors to rear garden
- Utility room
- Downstairs W.C
- Three bedrooms
- Modern bathroom with shower
- Occupying corner plot with gardens to three sides



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BEDROOM TWO 11' 22" x 9' 14" (3.91m x 3.1m)

BEDROOM THREE 7' 30" x 9' 78" (2.9m x 4.72m)

BATHROOM 8' 59" x 5' 13" (3.94m x 1.85m)

OUTSIDE To the front the property there is a lawned garden with hedgerow boundary. Double timber gates leading to driveway providing off road parking. Lawned area to side. Lawned garden to rear.



Property Description

A well presented 3 bedroom semi detached, occupying a corner plot, this well planned accommodation briefly comprises entrance hallway, utility/cloaks area, downstairs W.C, a good sized lounge, modern fitted kitchen/diner with French doors providing access and views to rear garden, 3 bedrooms (two double and one single), warmed by gas central heating and double glazed windows are installed, front, side and rear gardens, off road parking, well positioned within a short walk to Metro/bus routes and Chorlton Park/Village, viewing comes highly recommended.

ENTRANCE HALLWAY

LOUNGE 13' 03" x 12' 33" (4.04m x 4.5m)

KITCHEN 7' 67" x 15' 87" (3.84m x 6.78m)

UTILITY ROOM 4' 87" x 6' 07" (3.43m x 2.01m)

DOWNSTAIRS WC

BEDROOM ONE 11' 37" x 8' 64" (4.29m x 4.06m)

