



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		

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.



EMMA
HATTON
LTD

44 New Barns Avenue

Asking Price Of £370,000

- Modern Semi Detached house
- Lounge
- Dining kitchen with French doors to rear garden
- Family Bathroom
- Ensuite shower room
- Downstairs W.C
- Garden to front
- Off Road parking



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44 New Barns Avenue, Chorlton, Manchester , M21 7DG



Property Description

Modern Semi Detached house situated on popular New Barns Development, entrance vestibule. lounge, fitted dining kitchen with French doors to rear garden, Three bedrooms, two doubles, one single, master with ensuite shower room, downstairs W.C. Front garden, driveway with off road parking, Lawned garden to rear, Conveniently situated within walking distance of Metrolink station, local shops and Chorlton Park, Within easy reach of Chorlton centre and Didsbury, Ideal family home. viewing essential.

ENTRANCE HALLWAY

LOUNGE 14.10' 0" x 15.2' 0" (4.27m x 4.57m)

KITCHEN 14' 10" x 10' 2" (4.52m x 3.1m)

BEDROOM ONE 12ft' 11in" x 9ft' 5in" (3.94m x 2.87m)

BEDROOM TWO 8ft' 3in" x 10' 2in" (2.51m x 3.1m)

BEDROOM THREE 6ft' 6in" x 7ft' 7in" (1.98m x 2.31m)



BATHROOM 8ft' 3in" x 5ft' 3in" (2.51m x 1.6m)

OUTSIDE To the front of the property there is a small garden, Driveway providing off road parking. Lawned garden to rear. Timber garden shed.