

EMMA
HATTON
LTD

Provis Road , Chorlton-Cum-Hardy Asking Price Of £389,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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
- Spacious open plan Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom with shower
- Gardens to Front and Rear
- Desirable Location
- Close to shops, bars and restaurants

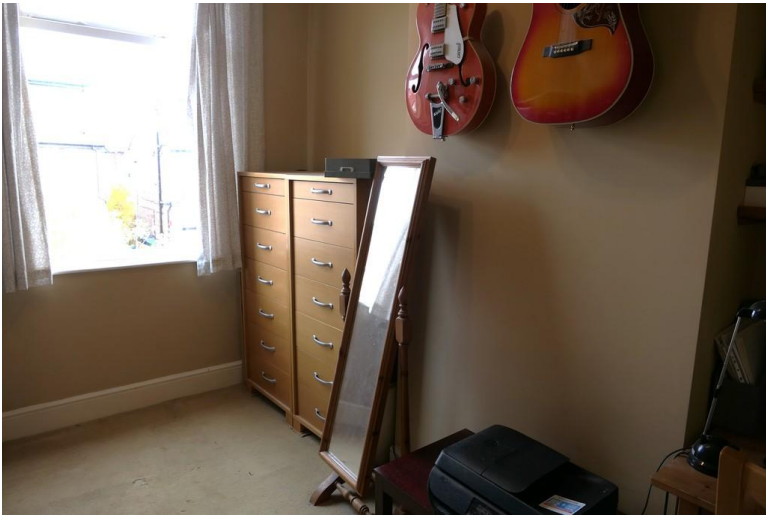


396 Barlow Moor Road
Manchester
Lancashire
M21 8BH

www.emmahatton.co.uk
admin@emmahatton.co.uk
0161 860 0870



47 Provis Road , Chorlton-Cum-Hardy , Manchester , M21 9EN



OUTSIDE: Small garden to front, walled boundary with planted shrubs and gate to entrance. South facing garden to rear, walled boundary. Gate to rear providing access to communal passageway.

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

Period Bay Fronted Mid Terrace house situated on a desirable tree lined road just off vibrant Beech Road, the accommodation briefly comprises entrance vestibule, spacious open plan lounge/dining room with feature cast iron fireplace, fitted kitchen, two good sized bedrooms, bathroom with shower, warmed by gas central heating, UPVC double glazed windows, small garden to front, south facing garden to rear, desirable location within walking of local independent shops, restaurants and bars. Within easy reach of the motorway network and metro stations. Internal viewing highly recommended .

LOUNGE/DINING ROOM: 27ft' 2in" x 13ft' 1in" maximum (8.28m x 3.99m)

KITCHEN: 11ft' 5in" x 6ft' 4in" (3.48m x 1.93m)

BEDROOM ONE: 12ft' x 10ft' 3in" (3.66m x 3.12m) to fitted wardrobes

BEDROOM TWO: 11ft' 9in " x 7ft' 6in" (3.58m x 2.29m)

BATHROOM: 5ft' 8in" x 5ft' (1.73m x 1.52m)