



EMMA
HATTON
LTD

37 Vicars Road

Asking Price Of £595,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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.

- Well presented 3 Bedroom Semi
- Lounge through to Dining Room
- Conservatory
- A good sized kitchen
- 3 bedrooms
- Modern shower room
- Warmed by gas central heating
- Double glazed windows



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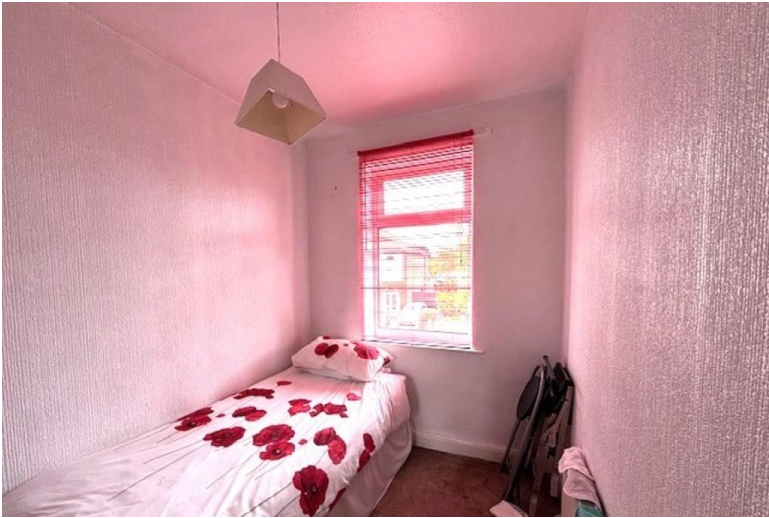
37 Vicars Road , Chorlton , Manchester , M21 9JB



BEDROOM ONE
14' 10" x 11' 6" (4.54m x 3.52m)
BEDROOM TWO
11' 6" x 11' 2" (3.52m x 3.42m)
BEDROOM THREE
9' 8" x 6' 10" (2.96m x 2.10m)
OUTSIDE

The property has a Lawned garden to front, Walled boundary with Double wrought iron gates to driveway providing ample off road parking leading to detached garage. Lawned garden to rear with mature shrubs and paved patio area.

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

We are pleased to offer for sale this well presented bay fronted semi detached house, this well planned accommodation briefly comprises enclosed entrance porch, reception hallway, open plan lounge leading through to dining room and conservatory, kitchen with fitted kitchen, 3 bedrooms, modern shower room, well tended front garden with driveway leading to lawned rear garden and DETACHED garage, The property has been well maintained but is in need of some cosmetic improvement. Desirable location just of Chorlton Green, viewing comes highly recommended.

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

13' 9" x 11' 1" (4.2m x 3.4m)

DINING ROOM

12' 4" x 11' 1" (3.76m x 3.40m)

SUN ROOM

11' 1" x 5' 6" (3.40m x 1.68m)

KITCHEN

14' 6" x 6' 11" (4.42m x 2.12m)

