



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.

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9 Fielden Avenue

Offers In Region Of £340,000

- Attractive bay fronted mid terrace house
- Lounge
- Dining room
- Kitchen
- Two double bedrooms
- Bathroom with separate shower cubicle
- Gardens to front and rear
- Excellent location



9 Fielden Avenue, Chorlton, Manchester, M21 9QB



Property Description

Attractive Period mid terrace house situated in a highly regarded cul-de-sac, entrance hallway, lounge with bay window, dining room, fitted kitchen two double bedrooms, bathroom with separate shower cubicle, cellars, garden to front and rear, Gas central heating. The property is within walking distance of Chorlton centre, highly regarded schools and metro link station providing easy access to the city centre. the property would be suitable for the FTB looking to but their own stamp on the property or investor.

ENTRANCE HALLWAY

LOUNGE: 14' 7" x 10' 6" (4.46m x 3.22m)

DINING ROOM: 12' 0" x 11' 3" (3.66m x 3.44m)

KITCHEN: 12' 4" x 8' 3" (3.78m x 2.54m)

BEDROOM ONE: 14' 2" x 12' 1" (4.32m x 3.70m)

BEDROOM TWO: 12' 0" x 9' 3" (3.66m x 2.82m)



BATHROOM: 12' 4" x 8' 5" (3.78m x 2.58m)

CELLAR: 14' 7" x 10' 8" (4.46m x 3.26m)

OUTSIDE: To the front of the property there is a small garden. Walled boundary. To the rear of the property is a courtyard garden. Brick built store.

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.