



EMMA
HATTON
LTD

Oakfield Avenue, Firwood

£365,000

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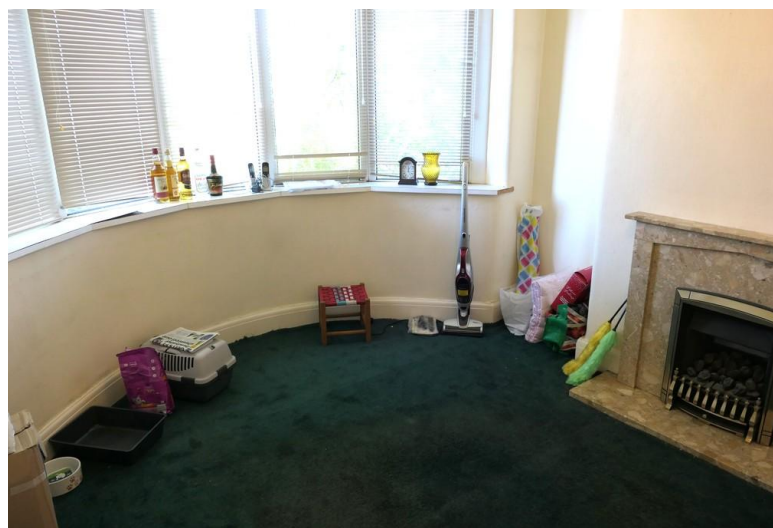
- 3 Bedroomed Semi Detached
- Dining Room with Bow Window
- Lounge leading to Sun Room/Conservatory
- Galley Kitchen
- Delightful rear garden
- Double glazed windows
- Warmed by gas central heating
- Off Road Parking

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.

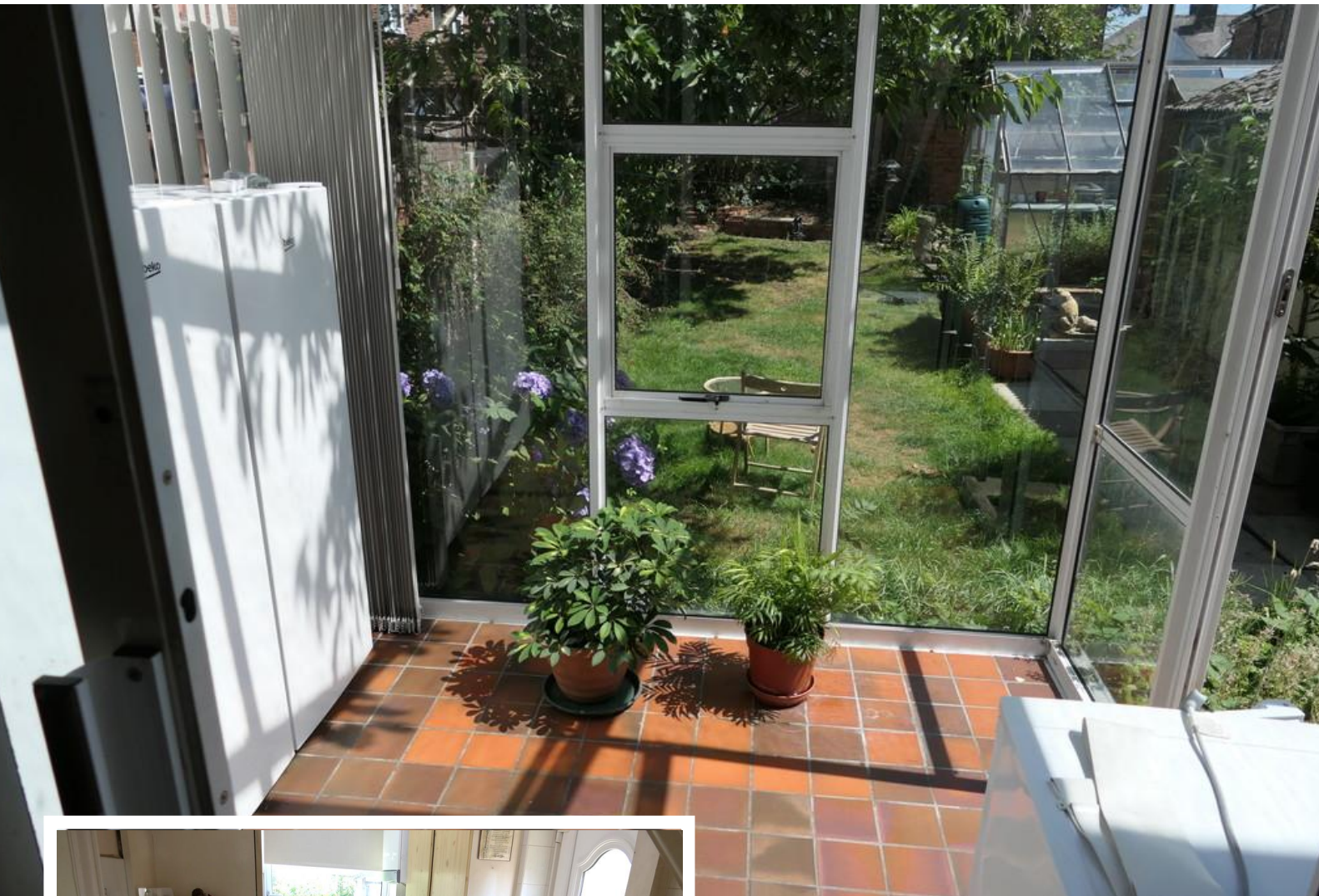
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Property Description

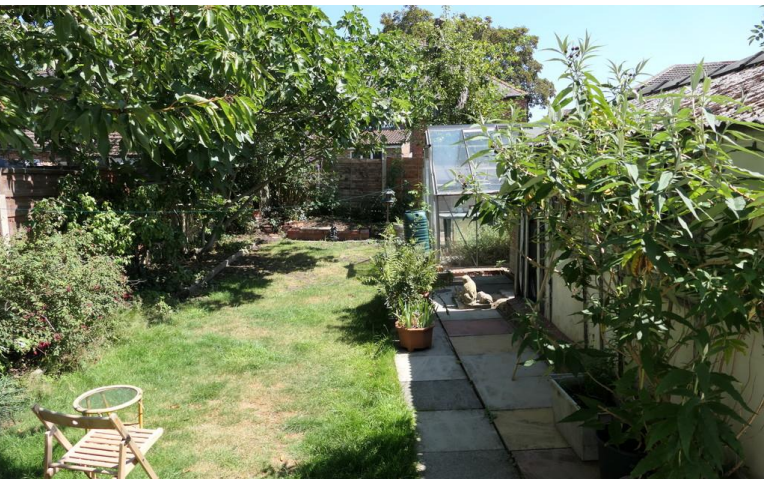
Positioned in a pleasant cul-de-sac location is this 3 bedroom semi detached home, the accommodation briefly comprises enclosed entrance porch, entrance hallway, dining room with bow window, separate lounge with sliding patio door leading to sun lounge/conservatory with access to rear garden, galley kitchen, 3 bedrooms (two with fitted wardrobes), family bathroom, warmed by gas central heating and double glazing, front garden providing off road parking with side entrance leading to Detached garage (in need of repair), a delightful good sized established lawned rear garden with mature trees and planted borders providing a degree of privacy with raised flagged patio area which includes a useful timber garden store and greenhouse, Short walk to Metro and well placed for good local primary schools, in need of cosmetic improvement.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM: 12ft 9in x 11ft 9in



LOUNGE: 13ft 3in x 11ft 9in

GALLEY KITCHEN: 13ft 4in x 5ft 6in

SUN ROOM/CONSERVATORY: 7ft 6in x 8ft 6in

FIRST FLOOR

BEDROOM 1: 13ft 7in x 10ft 9in

BEDROOM 2: 10ft 2in x 10ft 6in

BEDROOM 3: 9ft 2in x 6ft 8in

FAMILY BATHROOM

OUTSIDE: Front garden providing off road parking with side entrance leading to Detached garage (in need of repair), a delightful good sized established lawned rear garden with mature trees and planted borders providing a degree of privacy with raised flagged patio area which includes a useful timber garden store and greenhouse.

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.