



EMMA
HATTON
LTD

Longford Place , Longsight

£375,000

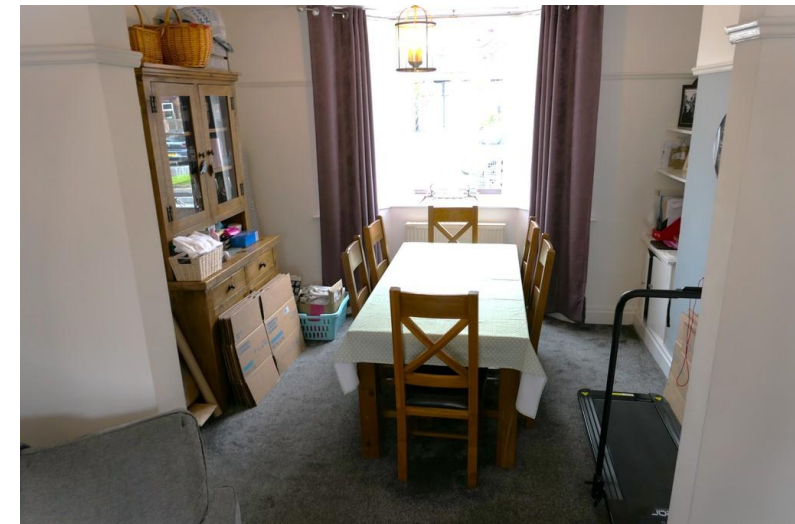
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- A well presented 3 Bedroom Semi
- Occupying a substantial corner plot
- Dining Room through to Lounge
- French doors leading to rear garden
- Ground floor W.C.
- Galley Kitchen
- Separate Driveway to Detached Garage
- Delightful Gardens

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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59 Longford Place , Longsight, Manchester , M14 5GW



Property Description

Positioned in a pleasant cul-de-sac is this well presented traditional bay fronted semi detached occupying a substantial corner plot with delightful gardens to three sides, this well planned accommodation briefly comprises entrance hallway, dining room through to lounge with French Doors providing access and delightful views to rear garden, inner hall way with access to galley kitchen, downstairs W.C./wash hand basin with door to side leading to side garden, to the first floor are 3 bedrooms, 2 piece bathroom with shower and separate W.C. The property benefits from double glazed windows and is warmed by gas central heating, there are delightful gardens to three sides complemented by block paving, in addition is a glass greenhouse and separate driveway leading to detached garage. Within close proximity to the City Centre and well placed for local amenities, schools and higher education, this property represents an ideal family home and therefore viewing comes highly recommended.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY



DINING ROOM: 9ft 5in x 12ft 4in

LOUNGE: 13ft 3in x 12ft 4in

GALLEY KITCHEN: 9ft 9in x 6ft 6in

INNER HALLWAY

GROUND FLOOR W.C.

FIRST FLOOR

BEDROOM 1: 13ft 3in x 11ft 2in

BEDROOM 2: 9ft 5in x 11ft 2in

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

FAMILY BATHROOM

SEPARATE W.C.

OUTSIDE: There are delightful gardens to three sides complemented by block paving, in addition is a glass greenhouse and separate driveway leading to detached garage.

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.