



EMMA
HATTON
LTD

Kingshill Road, Chorlton

Asking Price Of £450,000



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 Period Mid Terrace
- A good sized Lounge
- Open plan Newly Fitted Kitchen/Diner
- French doors leading to rear courtyard
- 2 DOUBLE Bedrooms
- Contemporary Bathroom
- Double glazed Windows
- Combi gas central heating

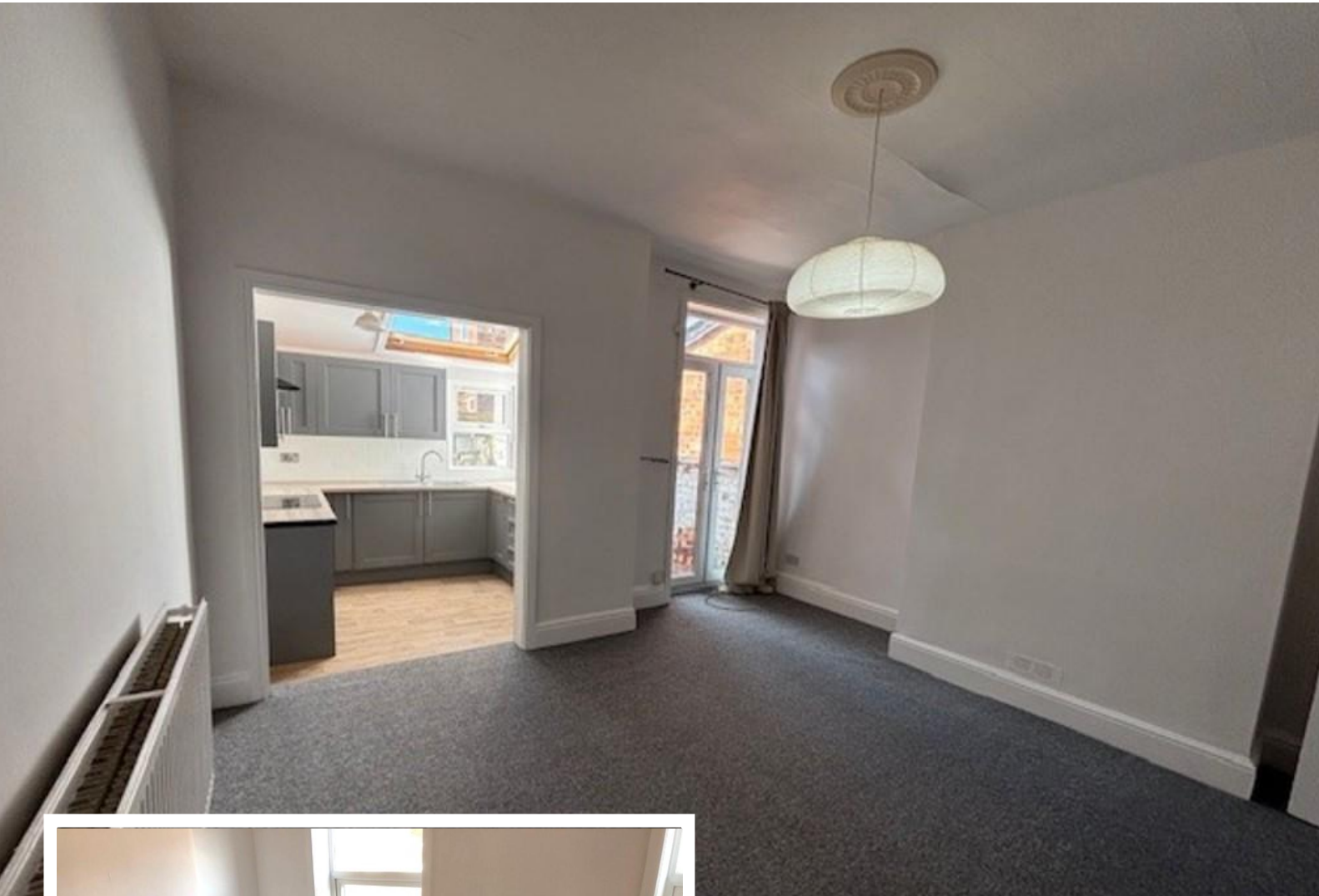


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Property Description

****No Chain**** A well presented and spacious Period Mid Terrace ideal for the first time buyer/downsizer, this well planned accommodation briefly comprises entrance hallway, a good sized lounge, open plan kitchen diner with French patio doors providing access to a good sized rear courtyard garden with raised timber decking area, to the first floor landing you will find 2 DOUBLE bedrooms and contemporary bathroom with shower, the property benefits from double glazing and combination gas central heating, stripped floors, enviable location close to the Meadows and trendy Beech Rd, short walk to village and a choice of Metro stations, viewing of this fine home comes highly recommended.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY

LOUNGE: 13ft 11in x 10ft 6in.

OPEN PLAN DINER/FITTED KITCHEN

DINING AREA: 14ft 1in x 12ft 4in.



KITCHEN AREA: 8ft 11in x 7ft 11in.

FIRST FLOOR

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

BEDROOM: 2: 10ft 3in x 12ft 4in.

CONTEMPORARY BATHROOM

OUTSIDE: There is a small garden frontage and a larger than average size rear courtyard garden with raised timber decking area and a small outbuilding, timber gate provides access to communal gated 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.