



EMMA
HATTON
LTD

Albemarle Road , Chorlton

Guide Price £365,000

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- Period 3 bedroom End Terrace
- Lounge with Bay
- Separate dining room
- Refitted Kitchen
- 3 good sized bedrooms
- Family Bathroom
- Cellar
- ideal for First time buyer/downsizer

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

We are pleased to offer for sale this garden fronted Period 3 bedroom end terrace, this well planned accommodation briefly comprises entrance hallway, separate lounge with bay, separate dining room leading to a refitted kitchen with useful storage area, door providing access to rear courtyard garden and cellar. To the first floor you will find 3 bedrooms and modern family bathroom, warmed by gas central heating and double glazed windows, to the outside are gardens to 3 sides. Enviaible location and within a short walk to the Meadows and fashionable Beech Road, this property is ideal for a first time buyer/downsizer, early viewing comes highly recommended. No Chain.

THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY

LOUNGE: 13ft 10in x 10ft 2in

DINING ROOM: 15ft 4in x 10ft 2in

FITTED KITCHEN: 11ft 1in x 10ft 2in

FIRST FLOOR



BEDROOM 1: 10ft 3in x 10ft 2in

BEDROOM 2: 12ft 8in x 7ft 11in

BEDROOM 3: 10ft 1in x 7ft 11in

FAMILY BATHROOM

OUTSIDE: There are gardens to 3 sides with secure gated access to rear.

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.