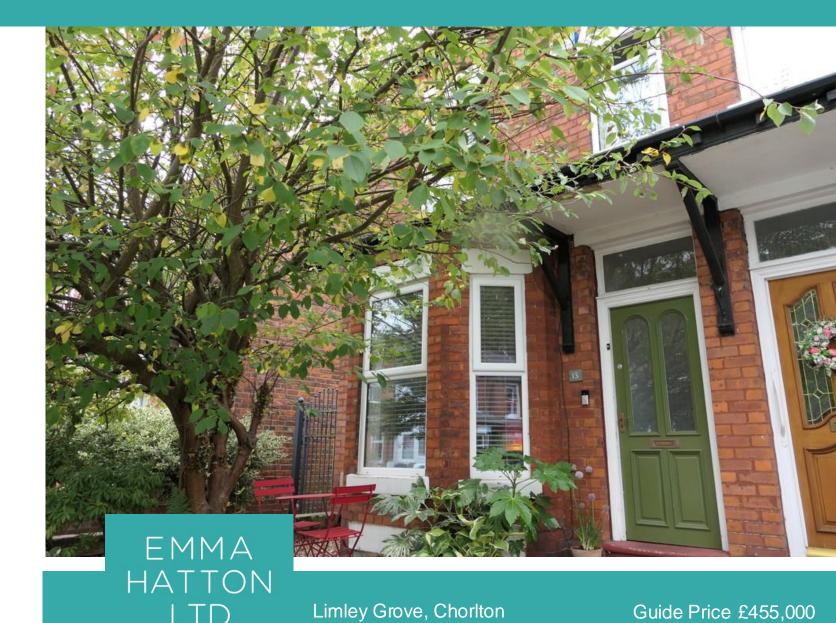


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate arefor general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

396 Barlow Moor Road Manchester Lancashire M21 8BH www.emmahatton.co.uk admin@emmahatton.co.uk 0161 860 0870





- Lounge through to Dining Room
- Open plan modern Fitted Kitchen

Lovely 2 Bedroom End Terrace

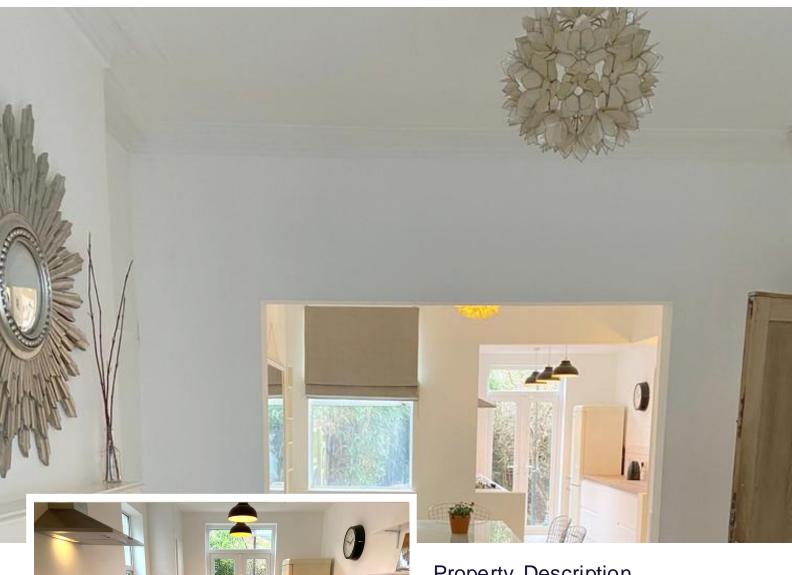
Cellar

- Larger than average 4 piece bathroom suite
- Retaining some original Features
- Highly regarded cul-de-sac Location
- Stone's throw from Chorlton Park





13 Limley Grove, Chorlton, Manchester, M21 8UB





Lovely 2 double bedroomed bay fronted Period end terrace located in a highly regarded cul-de-sac, this splendid accommodation briefly comprises entrance hall, lounge through to dining room and open plan modem fitted kitchen with French doors providing access and delightful views to rear courtyard garden, 2 double bedrooms, larger than bathroom suite (was originally a 3rd bedroom) includes large walk in shower and 4 claw bath, cellars, warmed by gas central heating and double glazed windows, retaining some original features, delightful courtyard gardens, stone's throw to Chorlton Park, walking distance to Metro and Chorlton Village, Ideal for first time buyer/downsizer, early viewing advisable.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

LOUNGE: 15ft (into bay) x 10ft 10in. Access through to:

DINING ROOM: 12ft x 11ft 2in. Open plan to:

MODERN FITTED KITCHEN: 11ft 9in x 8ft 4in.











BEDROOM ONE: 14ft 6in x 12ft 2in.

BEDROOM TWO: 11ft 11in x 9ft 6in.

BATHROOM: 11ft 9in x8ft 3in.

CELLAR

OUTSIDE: Garden frontage whilst to the rear is a delightful brick paved courtyard garden. Timber gate to side providing access to communal 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.

