



EMMA
HATTON
LTD

Limley Grove, Chorlton

Guide Price £455,000

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- Lovely 2 Bedroom End Terrace
- Lounge through to Dining Room
- Open plan modern Fitted Kitchen
- Cellar
- Larger than average 4 piece bathroom suite
- Retaining some original Features
- Highly regarded cul-de-sac Location
- Stone's throw from Chorlton Park

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

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 modern 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.



FIRST FLOOR LANDING

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

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

BATHROOM: 11ft 9in x 8ft 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.

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