



EMMA
HATTON
LTD

Stockton Road , Chorlton

Guide Price £175,000

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- Spacious ground floor Apartment
- Double Bedroom
- Separate Lounge
- Separate fitted kitchen
- Modern bathroom with shower
- Double glazed windows
- Electric Heating
- Delightful communal Gardens

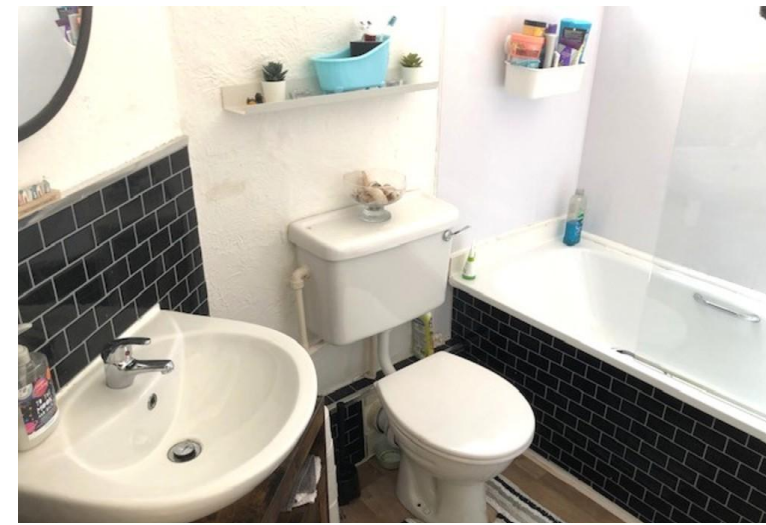
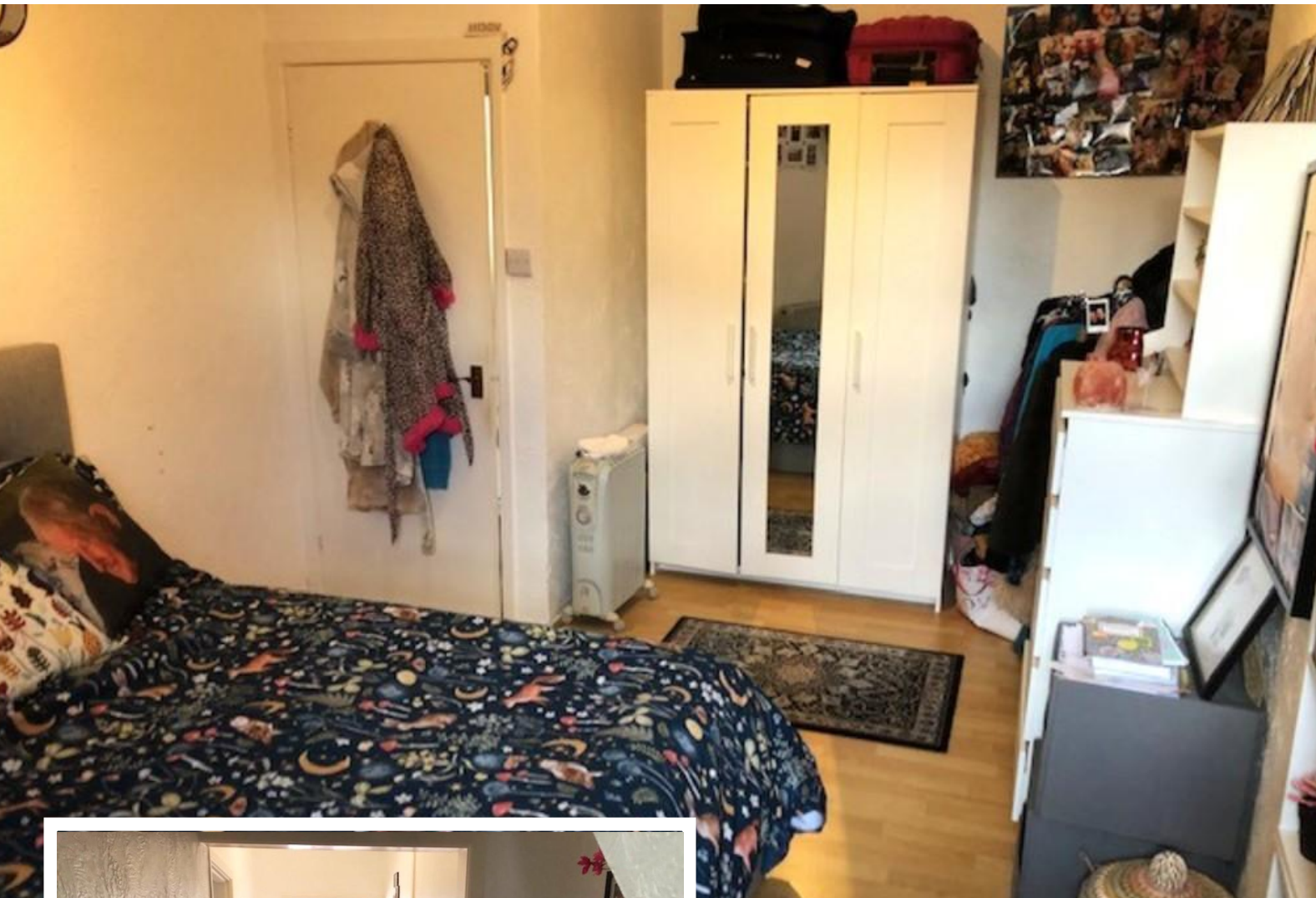
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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OUTSIDE: Delightful communal gardens to rear.

SERVICE CHARGE: Approx £100.00 per month which includes building insurance and upkeep of communal areas.

TENURE: SHARE OF FREEHOLD – LEASE TERM 999 YEARS.

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.



Property Description

We are pleased to offer for sale this spacious ground floor apartment within a Period Conversion of just 4 apartments, within a short walk to fashionable Beech Road and Chorlton Village, this well planned apartment briefly comprises entrance hallway, a good sized lounge, separate fitted kitchen, double bedroom, modern bathroom with shower, UPVC double glazed windows throughout, electric heating, delightful communal gardens, excellent location just off Beech Road, this splendid apartment is ideal for the first time buyer therefore viewing comes highly recommended.

THE ACCOMMODATION BRIEFLY COMPRISES:

COMMUNAL ENTRANCE TO GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINER: 12ft 10in x 12ft 5in.

SEPARATE FITTED KITCHEN: 9ft x 6ft 4in.

BEDROOM: 15ft 10in x 11ft 6in.

3 PIECE BATHROOM SUITE

