



EMMA
HATTON
LTD

Princess Road , Fallowfield Offers In Region Of £410,000

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- Spacious 3 bed Semi Detached
- Dining Room
- Lounge
- Morning Room
- Breakfast Kitchen
- 3 good sized Bedrooms
- Large family Bathroom
- Separate W.C.

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

A well presented and spacious traditional semi detached, this well planned accommodation briefly comprising entrance porch, reception hallway with cloaks room, lounge, dining room with French doors providing access and delightful views to rear garden, morning room, breakfast kitchen, 3 good sized bedrooms, large family bathroom including shower cubicle, separate W.C., front garden with off road parking, timber gate to side providing access to larger than average open aspect mainly laid to lawn rear garden, double glazed windows and combination gas central heating are installed, within a short stroll away from Alexandra Park and well placed for fantastic local schools such as Whalley Range High School/William Hulme Grammar School and excellent transport links to City Centre/Media City/Airport, viewing comes highly recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

RECEPTION HALLWAY

DINING ROOM:



15ft 9in x 12ft 2in.

LOUNGE:

15ft 4in x 11ft 2in.

MORNING ROOM:

9ft 7in x 8ft 4in.

BREAKFAST KITCHEN:

13ft 1in x 12ft 8in.

FIRST FLOOR LANDING

BEDROOM

1: 16ft 10in x 11ft 2in.

BEDROOM

2: 12ft 8in x 11ft 2in.

BEDROOM

3: 9ft 8in x 8ft 5in.

FAMILY BATHROOM

SEPARATE W.C.

OUTSIDE:

There is a good sized garden frontage with off road parking with timber gate to side providing access to delightful larger than average open aspect rear garden which is mainly laid to lawn.

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.