



Village Estates

Independent Estate Agents & Mortgage Advisors



Chapelhall

8 Elm Drive

M16 8GA

3 Bedroom Semi Detached Villa

Lounge • Kitchen/Dining • W.C.

3 Bedrooms • Bathroom

Gardens • Driveway

Village Estates are delighted to welcome to the market this stunning 3 bedroom semi detached villa situated in the area of Chapelhall. Internally the property comprises of a welcoming hallway which leads to a fabulous sized lounge with open access to a modern fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood. The kitchen has open access to a spacious dining area with French doors leading to the rear garden. The lower level is complete with a W.C.

The upper level accommodates 3 generous size bedrooms with the master bedroom boasting excellent storage. The accommodation is complete with a modern shower room comprising of a 2-piece white suite with separate walk-in shower. The property also benefits from gas central heating and is fully double glazed. Externally the property sits on a beautiful plot with a stunning landscape garden to the rear complete with slabbed area and artificial grass.

There is a monobloc driveway running adjacent to the property. Viewing is essential to fully appreciate the accommodation on offer on this stunning 3-bedroom semi-detached villa which is in truly walk in condition.

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|-----------|---------------|-----------------|---------------|
| • Hallway | | • Bedroom No. 1 | 3.08m x 2.60m |
| • Lounge | 4.89m x 3.60m | • Bedroom No. 2 | 3.52m x 2.24m |
| • Kitchen | 2.28m x 1.83m | • Bedroom No. 3 | 2.33m x 2.26m |
| • Dining | 2.63m x 2.29m | • Shower Room | |
| • W.C | | | |

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC26.3765











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Mortgage

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