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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 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.

396 Barlow Moor Road
Manchester
Lancashire
M21 8BH

www.emmahatton.co.uk
admin@emmahatton.co.uk
0161 860 0870



EMMA
HATTON
LTD

Bedford Road , Firwood

Guide Price £420,000

- A well maintained 3 bedroom Semi Detached
- Dining Room through to Lounge
- Sliding Patio door to Rear Garden
- Extended Kitchen/Diner
- Family bathroom with shower
- Double glazed windows
- Warmed by gas central heating
- Off Road Parking



40 Bedford Road , Firwood , Manchester , M16 0JA



LOUNGE: 13ft 3in x 12ft

EXTENDED KITCHEN: 12ft 1in x 8ft 9in

FIRST FLOOR

BEDROOM 1: 15ft 4in x 11ft 3in

BEDROOM 2: 10ft 9in x 11ft 9in

BEDROOM 3: 9ft 6in x 6ft 9in

FAMILY BATHROOM

OUTSIDE: A good sized garden frontage providing off road parking, side entrance

with useful garden store leading to a good sized established lawned rear garden which is not directly overlooked with mature planted borders with a flagged paved patio area.

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

A well maintained 3 bedroom semi detached home located in a popular part of Firwood, this well planned accommodation briefly comprises enclosed entrance porch, entrance hallway, dining room with bow window with part glazed double doors leading to a good a sized lounge with UPVC sliding patio door providing access and delightful views to rear garden, extended kitchen, 3 bedrooms (two with fitted robes), family bathroom, warmed by gas central heating and double glazed windows, front garden providing off road parking, side entrance with useful garden store leading to a good sized established lawned rear garden which is not directly overlooked with mature planted borders with a flagged paved patio area, conveniently positioned and within a short walk to Metro and well placed for good local primary schools, an ideal family home, early viewing comes highly recommended.

THE ACCOMMODATION COMPRISES BRIEFL Y:

ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM: 11ft x 11ft 9in