



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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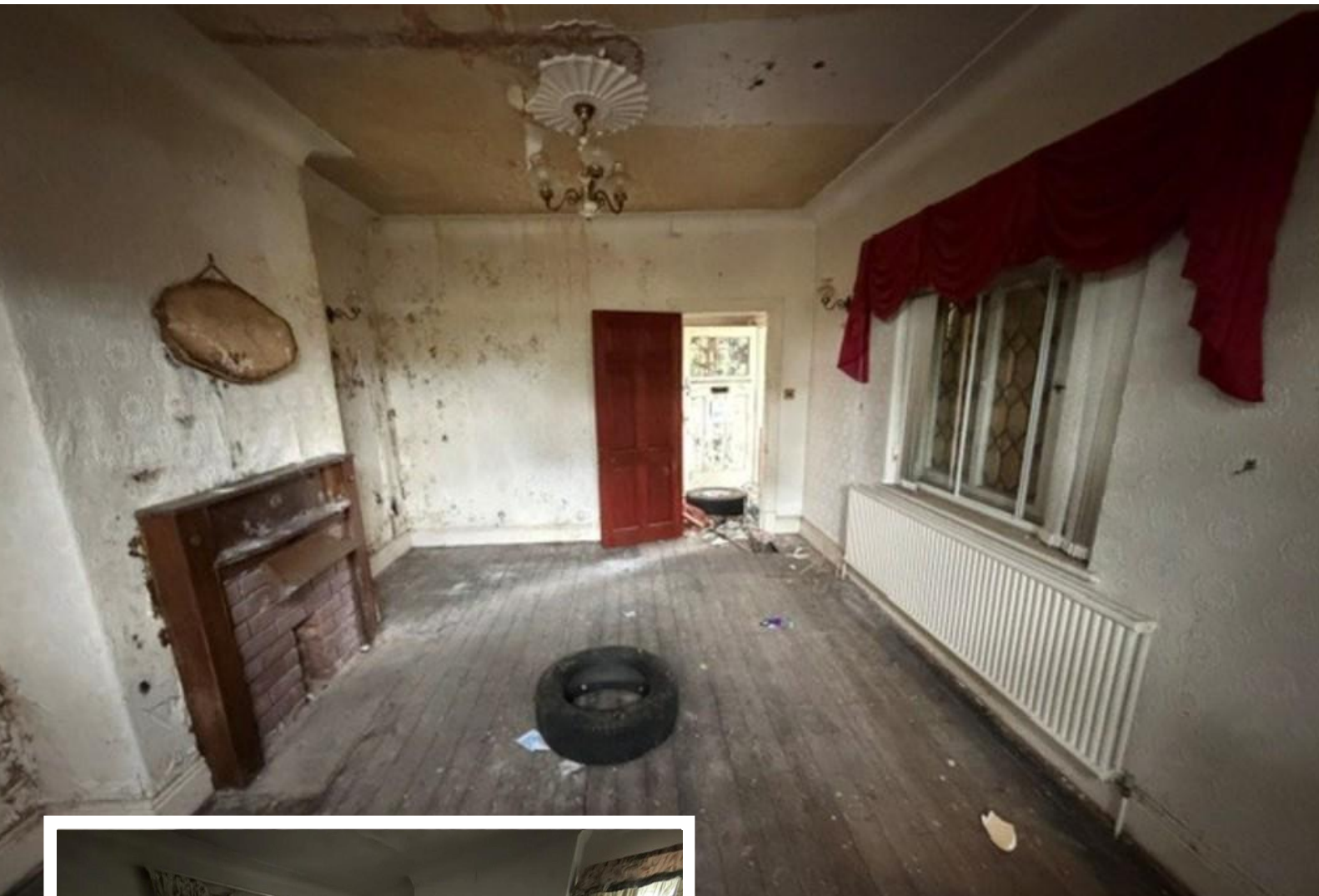
St. Werburghs Road

£500,000

- In need of Full Modernisation
- 2/3 Detached Bungalow
- 2/3 Reception Rooms
- Dining Kitchen area
- Family Bathroom
- Large corner Plot
- Detached Double Garage
- 2 Driveways



55 St. Werburghs Road, Chorlton , Manchester , M21 0UN



Property Description

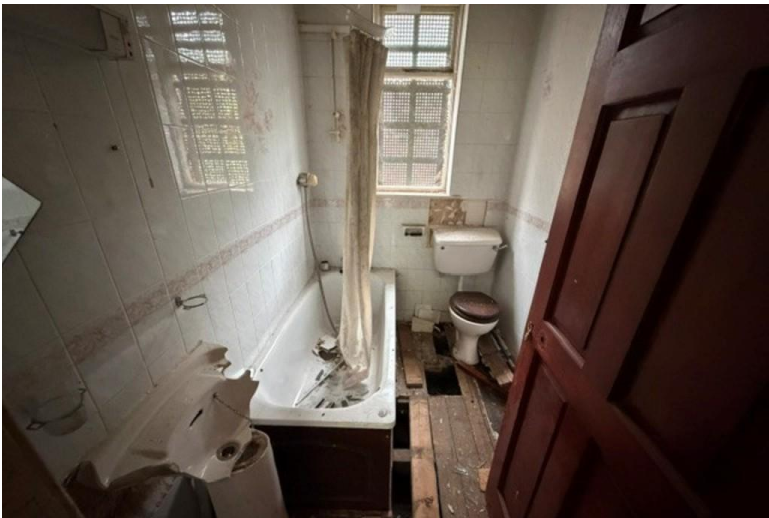
****IN NEED OF FULL MODERNISATION**** A rare opportunity to purchase this spacious DETACHED bungalow positioned on a large corner plot located on a highly regarded Road off Wilbraham Road, in brief the accommodation comprises reception hallway, large lounge with bay, dining room, 3rd Bedroom/Reception 3, ground floor bathroom, dining kitchen area, utility area/outbuilding, to the first floor are two further bedrooms and separate W.C/Wash room area, detached double garage, two driveways, carport, established gardens to three sides, large mainly laid to lawn rear garden, the property benefits from some original features, excellent location with St. Werburgh's Metro, Chorlton Park and Village nearby and well placed for good local schools, early viewing comes highly recommended.

THE ACCOMMODATION COMPRISES BRIEFLY:

COVERED ENTRANCE PORCH

RECEPTION HALLWAY

LOUNGE: 18ft 8in x 12ft 2in



DINING KITCHEN AREA: 21ft 5in x 8ft 4in

UTILITY AREA/OUTBUILDING

DINING ROOM: 12ft 1in x 15ft 8in

BEDROOM 3/RECEPTION 3: 12ft 1in x 12ft 6in

FAMILY BATHROOM

FIRST FLOOR

BEDROOM: 1: 20ft 3in x 5ft 6in.

BEDROOM: 2: 11ft x 9ft 1in

W.C./WASHROOM AREA

OUTSIDE: Large corner plot with established gardens to three sides. Two separate driveway's to front and side of the property leading to detached double garage and carport.

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.