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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 are 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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EMMA HATTON LTD

Higson Avenue , Chorlton

Offers Over £350,000

- Period Bay fronted Mid Terrace
- Open plan Lounge/Diner
- Extended Kitchen
- 2 Well proportioned Bedrooms
- 3 piece Bathroom suite
- Mostly double glazed windows
- Warmed by gas central heating
- Sought after Location





11 Higson Avenue , Chorlton , Manchester , M21 9EP







Property Description

In need of Modernisation A stones throw from fashionable Beech Road is this Period garden fronted Mid Terrace, internally the property briefly comprises entrance vestibule, open plan dining room through to lounge area, extended kitchen, 2 well proportioned bedrooms, 3 piece bathroom suite with shower, mostly UPVC double glazed windows, warmed by gas central heating, outside is a small garden frontage and a good sized rear courtyard garden. Conveniently located with Beech Road Park, Chorlton Nature Reserve, local primary schools and transport links nearby, ideal for a first time buyer/downsizer and offered with no onward chain.

THE ACCOMMODATION COMPRISES BRIEFLY:

DINING ROOM AREA: 13ft 8in x 10ft 3in

LOUNGE AREA: 13ft 4in x 12ft 2in

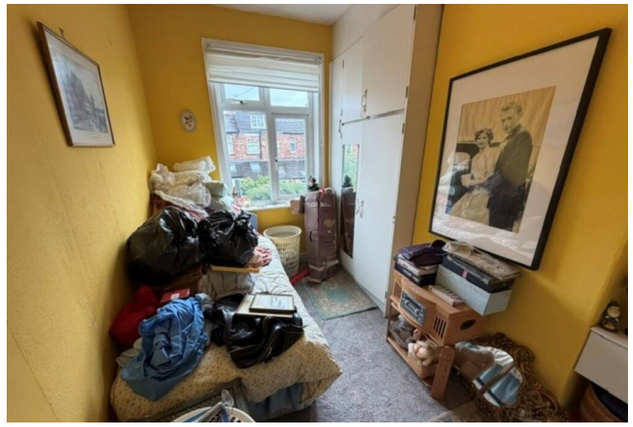
EXTENDED KITCHEN: 15ft 8in x 5ft 9in

FIRST FLOOR

BEDROOM 1: 13ft 1in x 11ft 10in









BEDROOM 2: 12ft 2in x 7ft 5in

OUTSIDE: There is a small garden frontage and a good sized mainly flagged paved rear garden with walled boundary and timber gate providing access to communal passageway.

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