



COUNTRY
HOLMES

45 Chapel Lane, Hadfield

£220,000

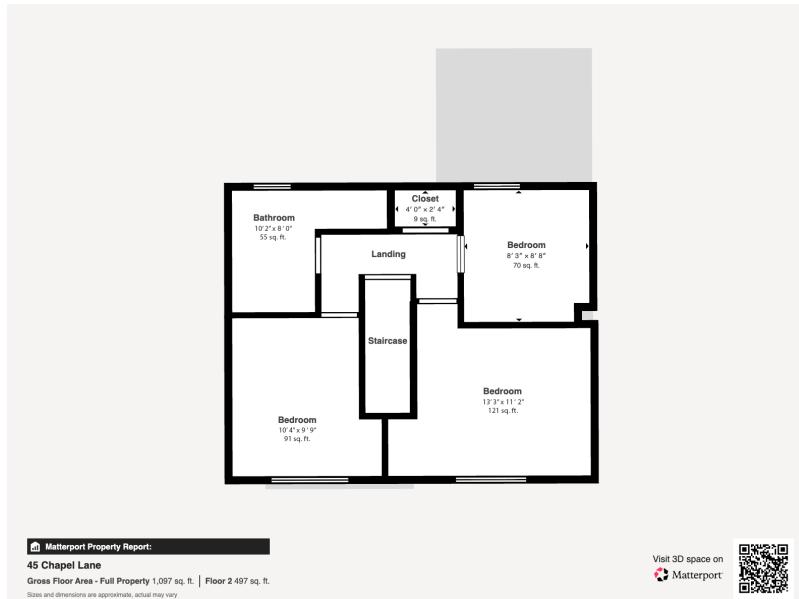
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- Three-bedroom end-terrace property occupying a generous corner plot
- Spacious full-length lounge with log burner
- Lawned gardens to front, side and rear with patio seating area
- Direct rail links into Manchester city centre
- Set back from the road with pleasant views over a nearby park
- Stylish four-piece family bathroom
- Excellent potential to extend (subject to permissions)
- Offered for sale with no onward chain



Country Holmes are pleased to offer this beautifully upgraded three-bedroom end-terrace home, occupying a generous corner plot in Hadfield. Set back from the road and enjoying views over a nearby park, the property features a spacious full-length lounge with log burner, a modern kitchen diner, conservatory, three double bedrooms and a stylish four-piece bathroom. With landscaped gardens, ample driveway parking, potential to extend (subject to permissions) and excellent transport links to Manchester, this is an ideal family home offered with no onward chain.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | 68 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |