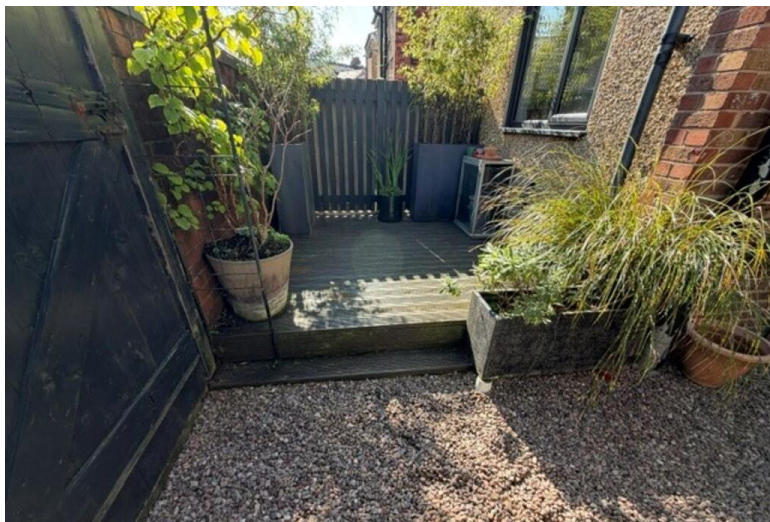




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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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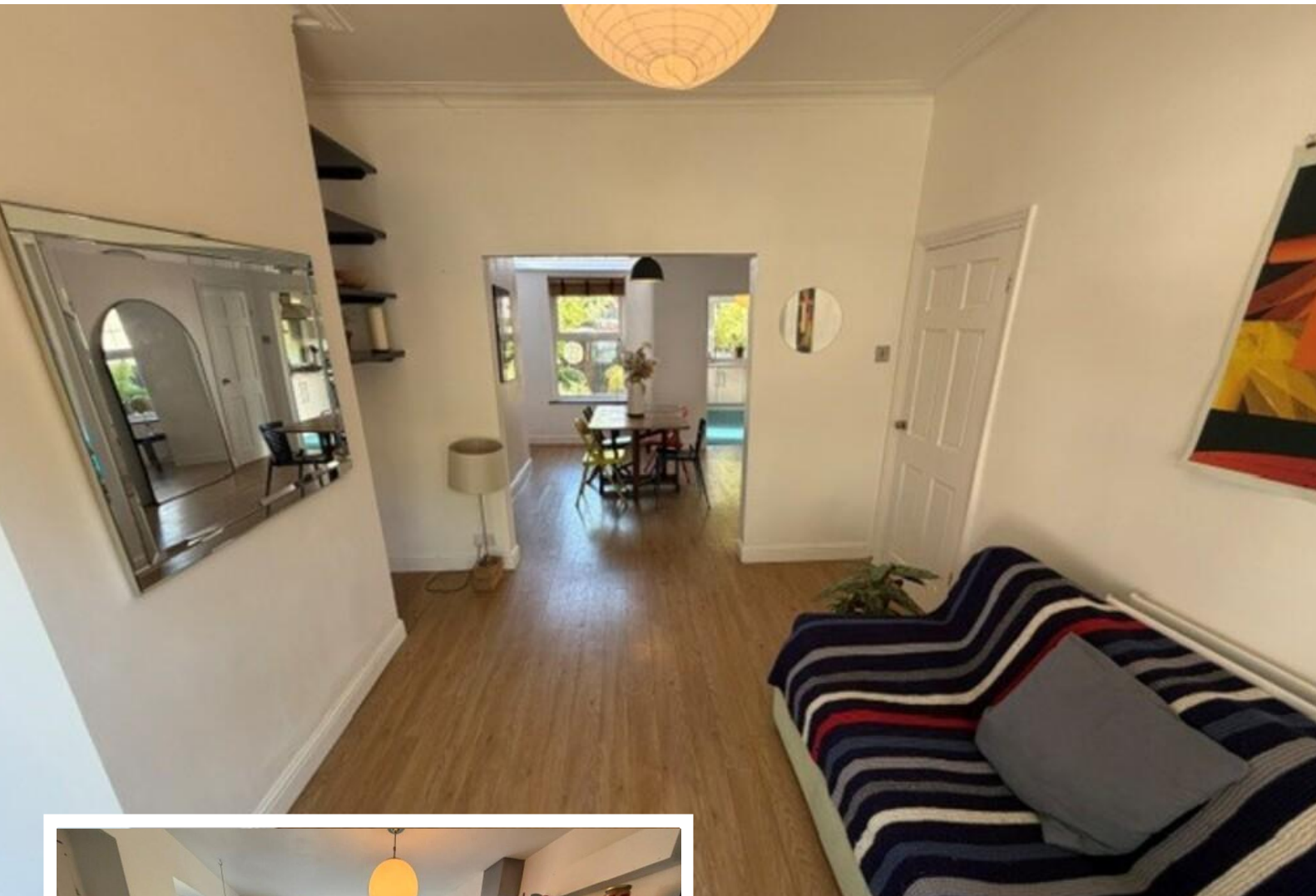
EMMA
HATTON
LTD

Henrietta Street, Old Trafford Offers In Excess Of £295,000

- Superbly Presented Period Mid Terrace
- Large open plan Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Contemporary Bathroom
- Cellar
- Double Glazed windows
- Combi gas central heating



167 Henrietta Street, Old Trafford , Manchester , M16 9PS



Property Description

Superbly presented 2 Double bedroom Period garden fronted Mid Terrace, this impressive home briefly comprises entrance hallway, an inviting open plan lounge through to dining room, a good sized fitted kitchen, 2 double bedrooms, contemporary bathroom, useful storage area to split level landing, warmed by gas central heating and double glazed windows, of particular interest are the high ceilings, internal access to cellar and fabulous rear courtyard garden to name a few. Conveniently located and within easy access to green spaces with Hullard Park/Seymour Park close by as well as excellent local schools and transport links. Ideal for the first time buyer/downsizer, early viewing of this fine home is highly recommended.

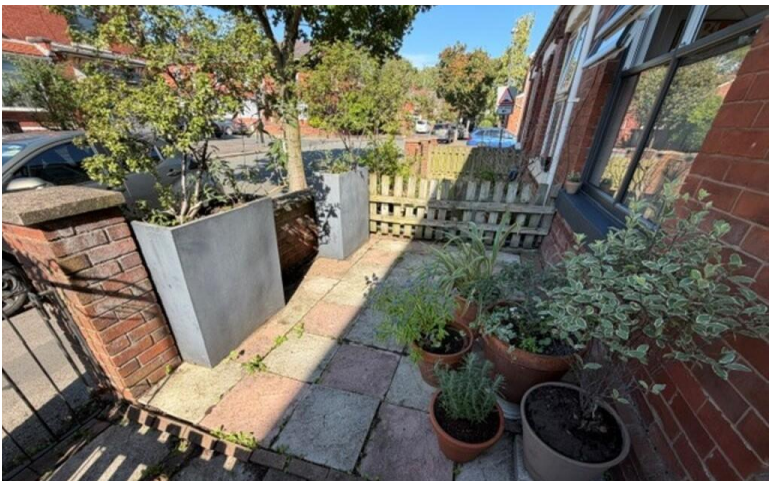
THE ACCOMMODATION COMPRISES BRIEFLY:

ENTRANCE HALLWAY

LOUNGE: 12ft 11in x 11ft

DINING ROOM: 13ft 6in x 12ft 2in

FITTED KITCHEN: 12ft 6in x 7ft 11in



FIRST FLOOR

BEDROOM 1: 15ft 2in x 10ft 7in

BEDROOM 2: 12ft 2in x 10ft

FAMILY BATHROOM

OUTSIDE: There are delightful courtyard gardens to front and rear.

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.