



EMMA
HATTON
LTD

Claremont Road , Moss Side

Guide Price £265,000

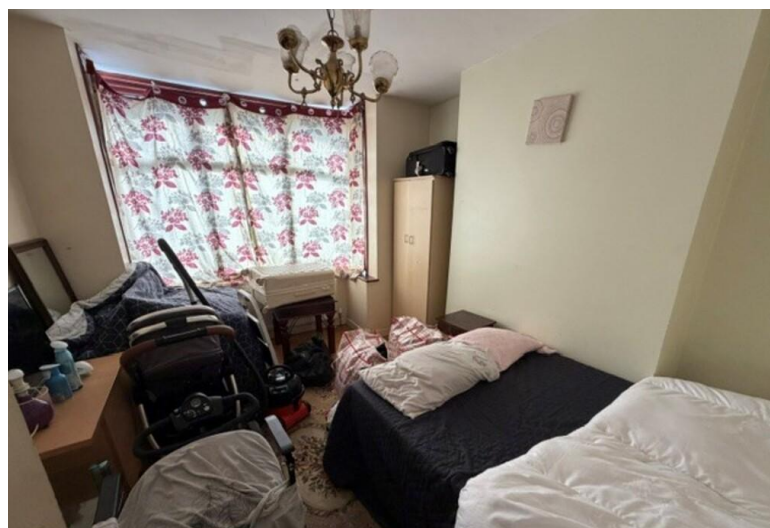
%epcGraph_c_1_325%

- Spacious Period 3 bed End Terrace
- Front Dining Room
- Separate Lounge
- A well proportioned size Fitted Kitchen
- 3 good sized Bedrooms
- Family Bathroom
- Double glazed windows
- Gas Central heating

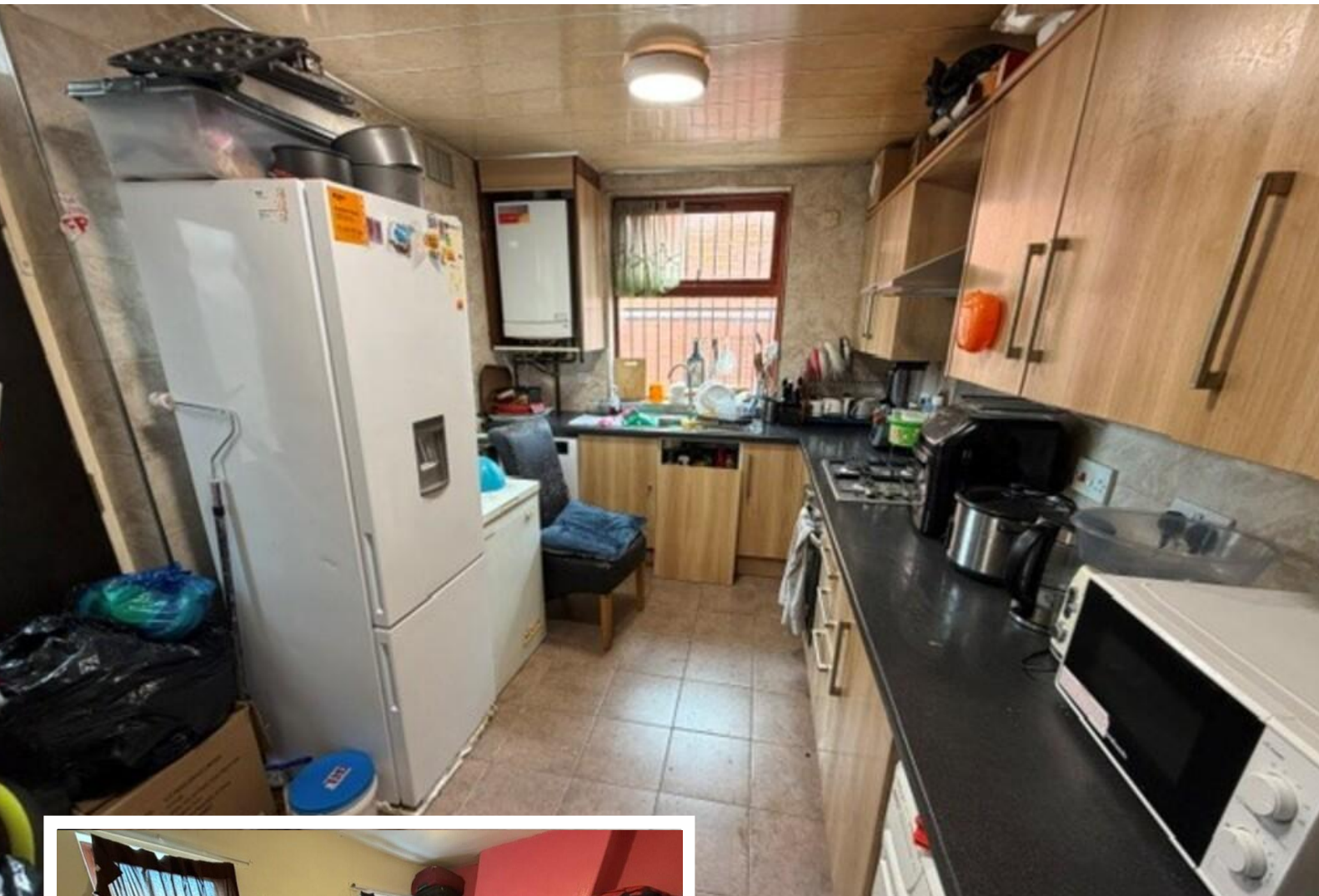
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



183 Claremont Road , Moss Side, Manchester , M14 4TX



Property Description

Ideal for the first time buyer/Investor is this spacious garden fronted Period End terrace, the accommodation in brief comprises entrance hallway, front dining room and separate lounge, a well proportioned size fitted kitchen, to the first floor are 3 good sized bedrooms and family bathroom, warmed by gas central heating and double glazed windows, outside is a front and rear courtyard garden, well placed for all amenities and within easy reach of the City Centre/Airport/Motorway network, viewing highly recommended.

THE ACCOMMODATION COMPRISES BRIEFLY:

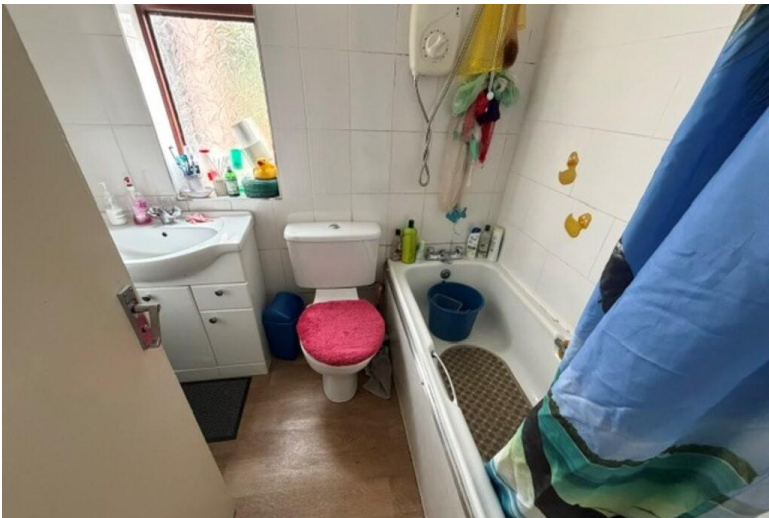
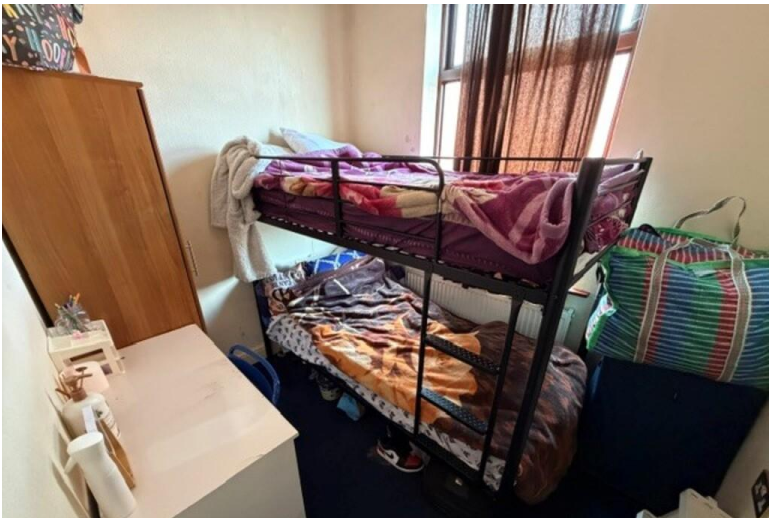
ENTRANCE HALLWAY

DINING ROOM: 14ft 7in x 10ft 7in

LOUNGE: 17ft 7in x 11ft 3in

FITTED KITCHEN: 13ft 10in x 8ft 6in

FIRST FLOOR



BEDROOM 1: 14ft 5in x 12ft

BEDROOM 2: 15ft 1in x 9ft 4in

BEDROOM 3: 8ft 8in x 6ft 10in

FAMILY BATHROOM

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

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.