



EMMA
HATTON
LTD

Athol Road, Whalley Range Offers In Region Of £260,000

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- Bay fronted 3 Bed Semi Detached
- Lounge with bay
- Dining Room
- Kitchen
- Bathroom with shower
- Separate W.C.
- Gardens to front and rear
- Ample off road Parking

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

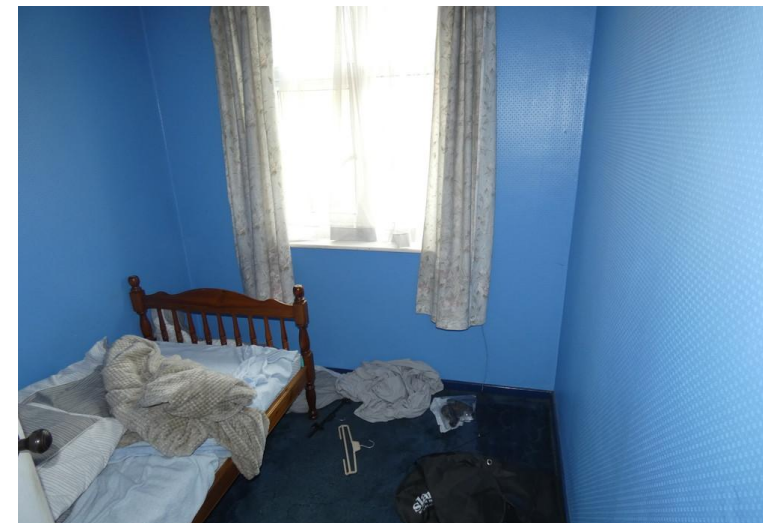
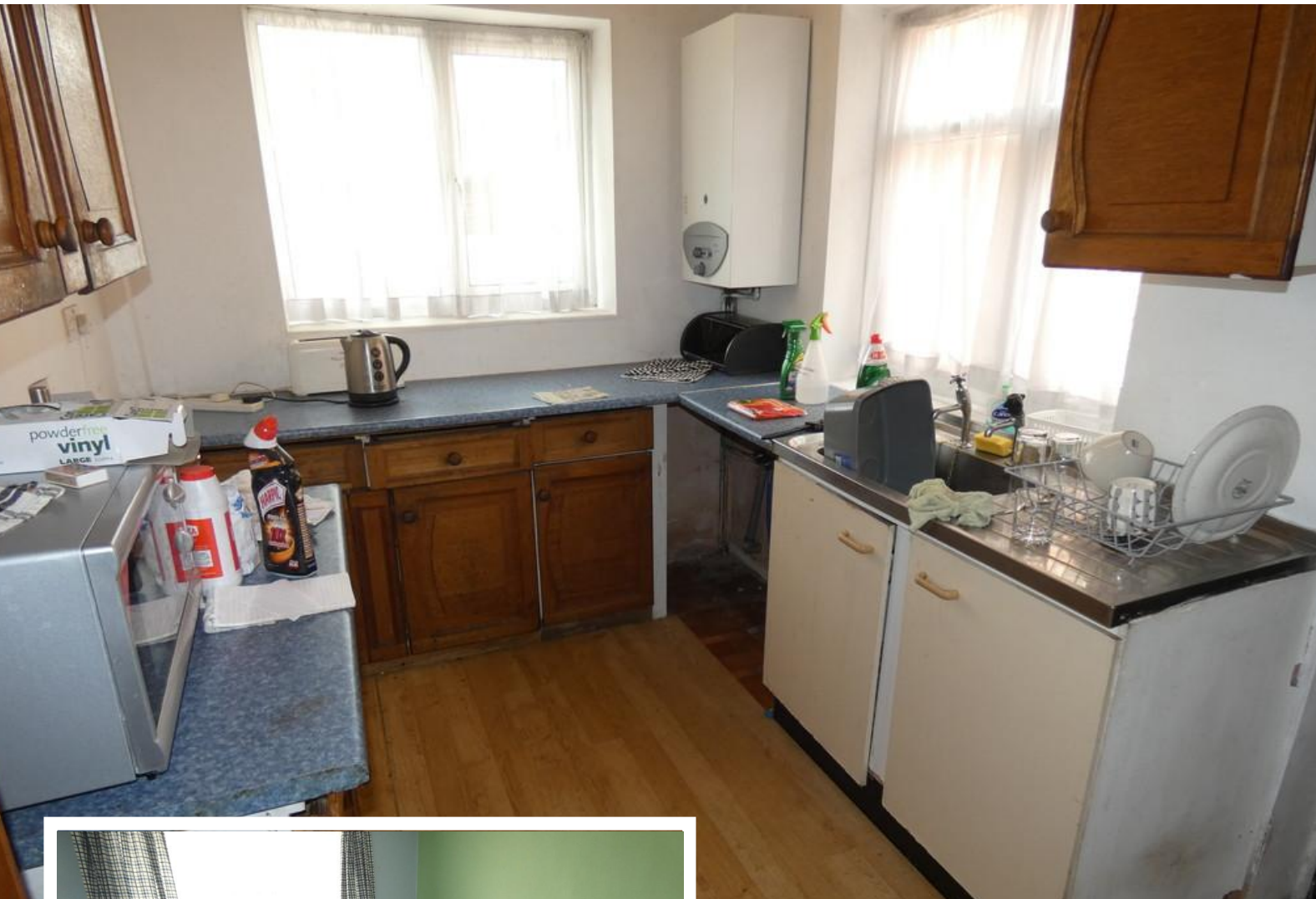
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2A Athol Road, Whalley Range, Manchester , M16 8QN



KITCHEN: 10ft 3in x 7ft 3in.

FIRST FLOOR LANDING

BEDROOM 1: 11ft 4in x 10ft 9in.

BEDROOM 2: 11ft 4in x 10ft 9in.

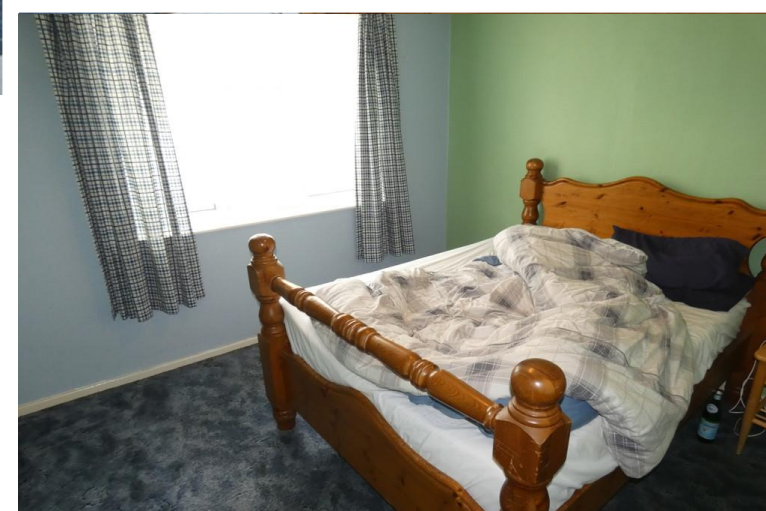
BEDROOM 3: 8ft 11in x 7ft 3in.

2 PIECE BATHROOM

SEPARATE W.C.

OUTSIDE: There is a front garden with ample off road parking to side with frame for carport, gated access leading to flagged paved rear garden with dog kennel and large timber garden store (In need of repair).

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.



Property Description

****In need of cosmetic Improvement**** An ideal opportunity for the prospective purchaser to refurbish this bay fronted 3 bedroomed semi detached to there own specification, In brief the property comprises entrance porch, entrance hallway, lounge with bay, dining room, kitchen, 3 bedrooms, bathroom with shower and separate W.C. part UPVC double glazed windows, front garden with driveway to side providing ample off road parking and frame for carport, flagged paved rear garden with large timber garden store and dog kennel (in need of repair), excellent transport links to City Centre/Media City/Airport and well placed for good local schools and Alexandra Park close by this property is an ideal family home therefore early viewing is advisable.

THE ACCOMMODATION COMPRISES:

ENCLOSED ENTRANCE PORCH

RECEPTION HALLWAY

DINING ROOM: 14ft 1in x 10ft 9in.

LOUNGE: 11ft 4in x 10ft 9in.

