



EMMA
HATTON
LTD

Kings Road, Chorlton

Offers In Region Of £525,000



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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

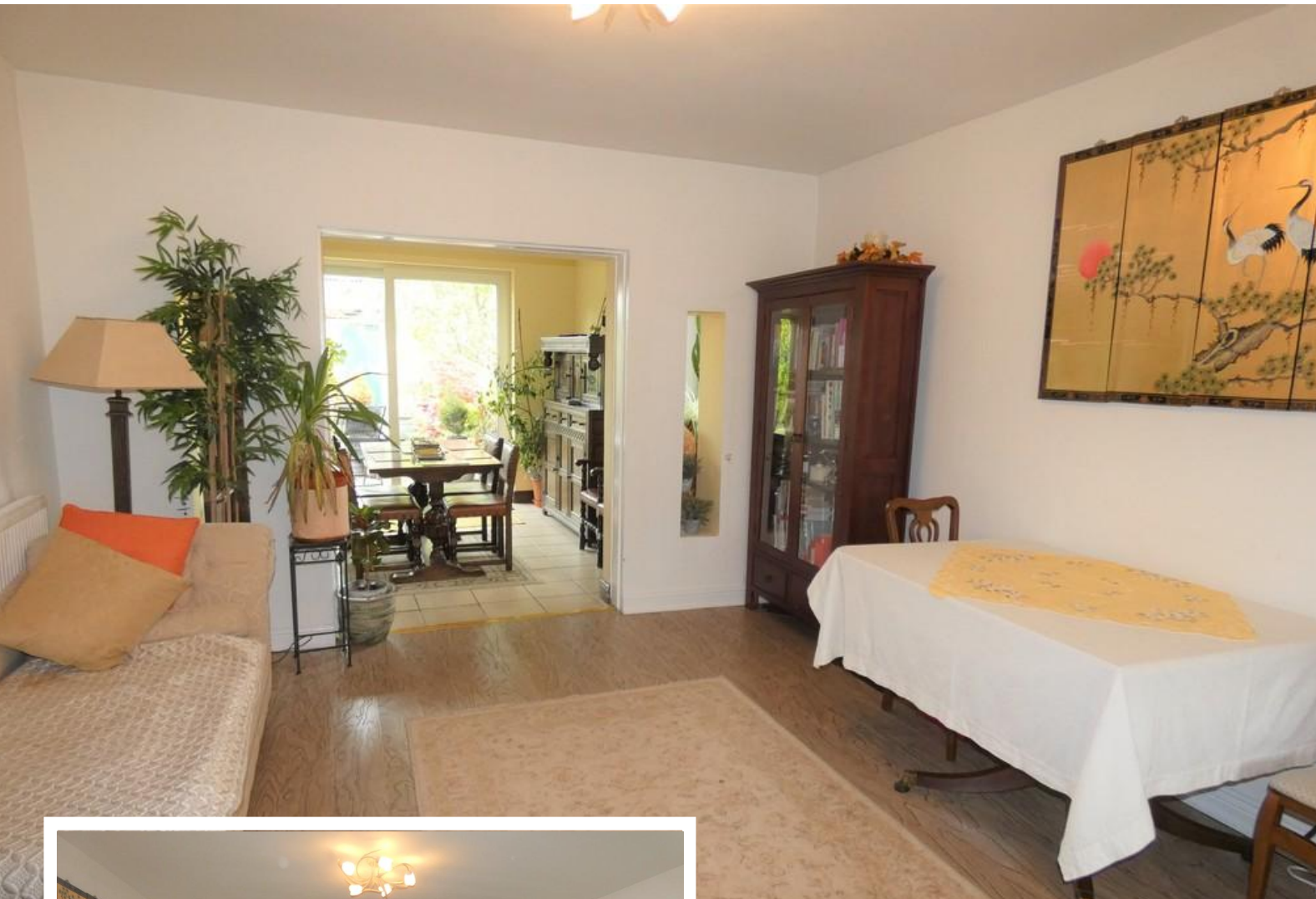
- Extended 4 Bedroom Semi Detached
- Lounge through to Dining room
- Open Plan Kitchen/Diner
- Ensuite Shower Room
- Family Bathroom
- Front garden with off road parking
- Landscaped South facing Rear Garden
- Ideal family home

396 Barlow Moor Road
Manchester
Lancashire
M21 8BH

www.emmahatton.co.uk
admin@emmahatton.co.uk
0161 860 0870



273 Kings Road, Chorlton, Manchester, M21 0XG



ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINING ROOM/EXTENDED
FITTED KITCHEN/DINER

LOUNGE AREA: 12ft 5in x 14ft 8in

DINING ROOM: 12ft 5in x 13ft 1in

EXTENDED FULLY FITTED KITCHEN/DINER: 21ft 2in
(Max) narrowing to 11ft x 17ft 9in.

BEDROOM FOUR: 18ft 6in x 8ft 4in

ENSUITE SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE: 13ft 1in x 12ft 3in.

BEDROOM TWO: 11ft 6in x 10ft 5in.

BEDROOM 3: 8ft 2in x 8in.

CONTEMPORARY FAMILY BATHROOM

OUTSIDE: There is a front garden with off road parking with side access leading to a delightful open aspect landscaped south facing rear garden with useful brick constructed outbuilding which may be used for a variety of uses, there is also provision for additional off road parking from side entrance.

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

Situated on a corner plot is this well presented and extended 4 bedroomed traditional Semi detached, in brief this well planned accommodation comprises enclosed entrance porch, entrance hallway, open plan lounge through to dining room leading to extended fully fitted kitchen/diner with large sliding patio doors providing access and delightful views to south facing rear garden, access from kitchen to Bedroom 4/family room and ensuite shower room, to the first floor are 3 good sized bedrooms, main bedroom with fitted robes and dressing table, contemporary family bathroom with shower, front garden with off road parking, delightful open aspect landscaped rear garden, useful brick constructed outbuilding which may be used for a variety of uses such as office/playroom, there is also provision for additional off road parking from side entrance, double glazed windows and combi gas central heating are installed, well placed for Chorlton Village and short stroll to St. Werburgh's Metro station providing easy access to City Centre/Media City/Airport, ideal family home, viewing comes highly recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

