



EMMA
HATTON
LTD

11 Wood Road

Asking Price Of £675,000

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- Substantial 5 bed Semi
- Lounge with Bay
- Large Open Plan Kitchen/Diner
- Downstairs W.C.
- 2 bathrooms
- Stripped Floors
- Warmed by gas central heating
- Ample off Road Parking

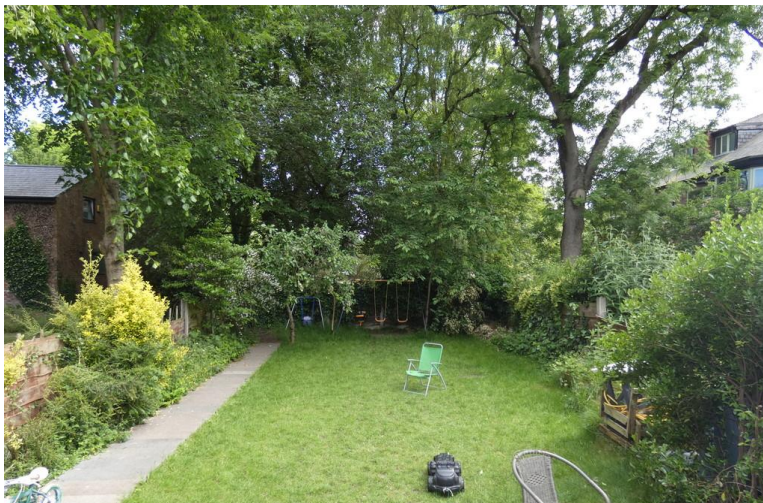
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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11 Wood Road, Whalley Range, Manchester , M16 9RB



Property Description

A substantial spacious 5 bedroomed Period Semi detached home positioned on a popular tree lined road with close proximity to Chorlton Village, primary Schools, excellent transport links to City Centre/Media City/Airport and Motorway network. In brief this well planned accommodation comprises large reception hallway, lounge with bay, delightful open plan/kitchen diner with French door providing access to rear garden, downstairs W.C., 5 Double bedrooms, Family bathroom, Shower Room, plenty off road parking, good sized rear garden, extensive cellars, stripped floors, warmed by gas central heating, many original features, an ideal family home which is sure to generate a lot of interest and early viewing is highly recommended.

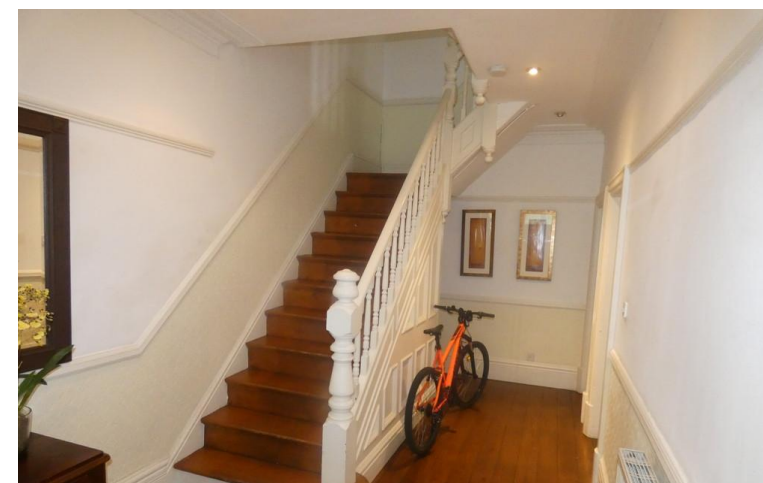
THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

DOWNSTAIRS W.C./WASH HAND BASIN

LOUNGE WITH BAY: 19ft 7in x 13ft 9in.

OPEN PLAN KITCHEN/DINER: 23ft 4in x 21ft 8in.



FIRST FLOOR LANDING

BEDROOM 1: 19ft 7in x 13ft 9in.

BEDROOM 2: 15ft 9in (into bay) x 11ft 9in.

BEDROOM 3: 14ft x 10ft 3in.

4 PIECE BATHROOM SUITE

SECOND FLOOR LANDING

BEDROOM 4: 11ft 4in x 8ft 4in.

BEDROOM 5: 16ft 8in (narrowing to 13ft 6in) x 13ft 2in.

SHOWER ROOM

EXTENSIVE CELLARS

OUTSIDE: There is a blocked paved driveway to front garden providing off road parking with timber side gate to side leading to a good sized mainly laid to lawn rear garden with open aspect. To the immediate rear is a flagged patio area.

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.