charlesworth estates.co.uk



10 Chichester Avenue

Manchester, M46 0QF

£290,000

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Accommodation Comprises
Enter via the uPVC double glazed door with opaque glass patterned insert.

Entrance Hallway
6'0" x 3'5" (1.83m x 1.04m)
Carpet to floor, centre ceiling light, cupboard housing combi boiler, utility meters and consumer box.

Spacious Lounge
16'7" x 11'5" (5.05m x 3.48m)
uPVC double glazed window to front elevation fitted with plantation blinds, Marble effect fire surround with marble effect back and hearth, electric fire, one double radiator and one single radiator, carpet to floor, two centre ceiling light fittings, coving, plug sockets, tv aerial point. Leading through to dining room/reception room two.

Dining Room
16'7" x 8'9" (5.05m x 2.67m)
uPVC double glazed window to front elevation fitted with plantation blinds, carpet to floor, centre ceiling light, plug sockets, coving.

Inner Hallway
13'2" x 6'9" (4.01m x 2.06m)
Laminate flooring, two, centre ceiling light, radiator, loft access.

Modern Fitted Kitchen
9'11" x 9'3" (3.02m x 2.82m)
Fitted with a range of cashmere shaker style wall and base units with complimentary work surfaces over, circular stainless steel sink with drainer and mixer tap, integrated washing machine, integrated fridge freezer, integrated gas oven with stainless steel extractor canopy over, integrated microwave, plug sockets, centre ceiling light, partial brick effect tiling to walls, wall mounted white radiator, uPVC double glazed window to side elevation, uPVC double glazed door to side elevation.

Master Bedroom
14'1" x 8'9" (4.29m x 2.67m)
uPVC double glazed window to rear elevation fitted with plantation blinds, fitted wardrobes with mirrored frontage, laminate flooring, coving, ceiling spotlight, radiator, plug sockets.

Bedroom Two
11'5" x 9'10" (3.48m x 3.00m)
uPVC double glazed window to rear elevation looking into the extension (Orangery), laminate flooring, fitted wardrobes, ceiling spotlights, plug sockets.

Bedroom Three/Study
9'10" x 8'9" (3.00m x 2.67m)
uPVC double glazed french doors opening into the orangery, tiled flooring, coving, centre ceiling light, plug sockets, double radiator.

Shower Room
6'3" x 6'3" (1.91m x 1.91m)
Corner shower cubicle with combi shower with waterfall shower head and separate hand held shower attachment, low level w.c. flush, wall mounted sink with mixer tap. Fully tiled walls, vinyl flooring, ceiling spotlights, uPVC double glazed opaque window to side elevation.

Orangery
20'1" x 13'1" (6.12m x 3.99m)
uPVC double glazed french doors opening onto the rear garden, uPVC double glazed windows to both side elevations, laminate flooring, double radiator, ceiling spotlights, plug sockets, tv aerial point, vaulted ceiling.

External

Front: Laid mainly to lawn, borders stocked with plants and shrubs. Spacious block paved driveway allowing off road parking for two/three vehicles. Wrought iron gates leading to detached single garage. Water tap.

Rear: Lovely private rear garden laid mainly to lawn with shrubs, flowers and trees to borders, fenced panelled boundaries.

Detached Single Garage

with up and over door.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Please note a member of staff has a vested interest in the property.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.









Road Map



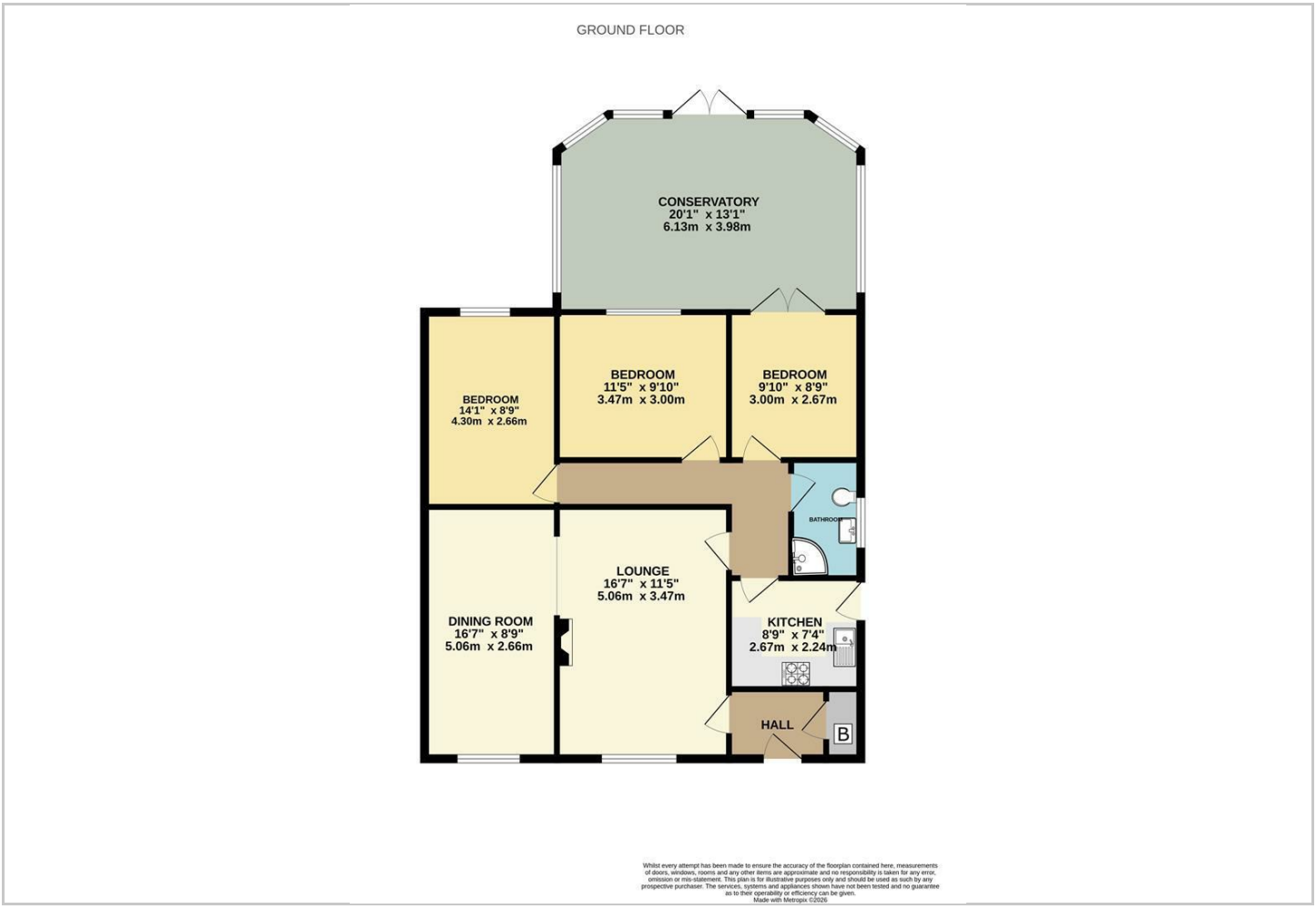
Hybrid Map



Terrain Map



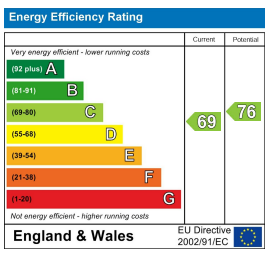
Floor Plan

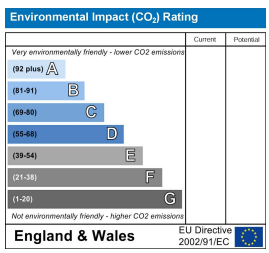


Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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