



Jordan fishwick

259 Manley Road, M21 0RE

Guide Price £445,000

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The Property

A truly splendid THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY, located on a well regarded road only a short stroll from Chorlton Village and the Metro. This delightful property, benefitting from a landscaped SOUTH FACING REAR GARDEN as well as a GATED DRIVEWAY PROVIDING OFF ROAD PARKING, will prove an ideal family home and boasts an OPEN PLAN LIVING/DINING/KITCHEN with LOG BURNING STOVE and full height patio doors opening to the rear garden. With MANY ORIGINAL FEATURES retained, including the stripped wooden flooring in the lounge and fireplaces, this wonderful home is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, superb open plan living/dining/kitchen with feature exposed brick fireplace and log burning stove. To the first floor are three well proportioned bedrooms, both bedrooms one and two with original fireplaces and bathroom, fitted with a three piece suite and feature tiling. Externally, to the front of the property is a gated, paved driveway providing off road parking. To the rear, a delightful South facing garden, mainly laid to lawn with raised wooden decking, decorative gravel and large beds with mature trees and shrubbery. Both double glazing and gas central heating have been installed throughout. This splendid property further benefits from having had SOLAR PANELS INSTALLED, generating an annual income of approximately £500 as well as reducing monthly electricity bills. An internal viewing of this fine home is most highly recommended.

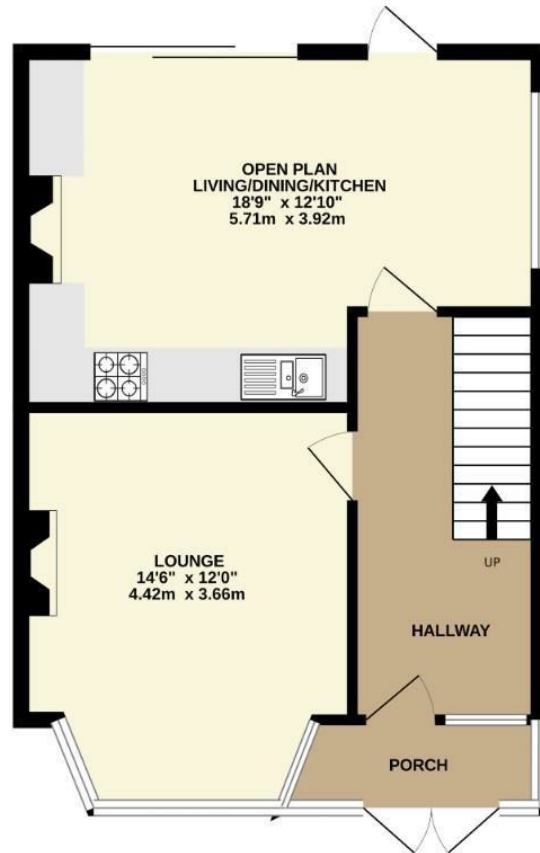
- Delightful semi detached 1930s property
- Three double bedrooms
- Open plan living/dining/kitchen
- South facing rear garden
- Gated driveway
- Short walk to Chorlton Village and the Metro
- Potential to extend (stpp)
- Original features retained
- Ideal for couple or family
- Double glazing and gas central heating



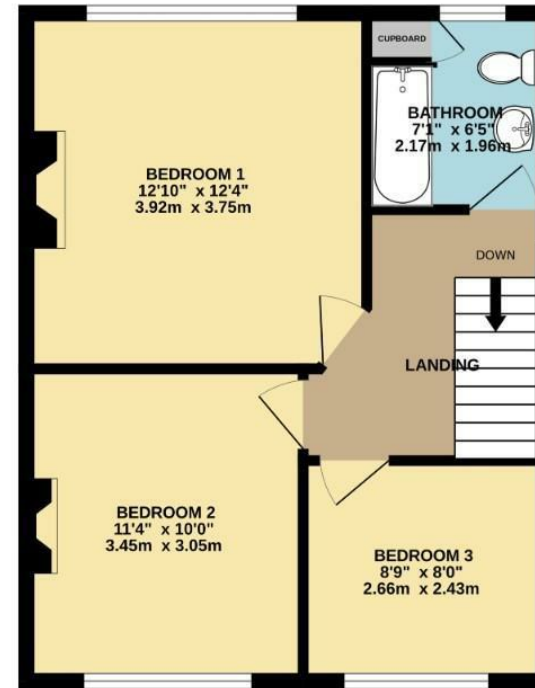
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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