



1 Cherry Blossom Close, Manchester, M23 0GW

£450,000

www.jordanfishwick.co.uk





Jordan Fishwick

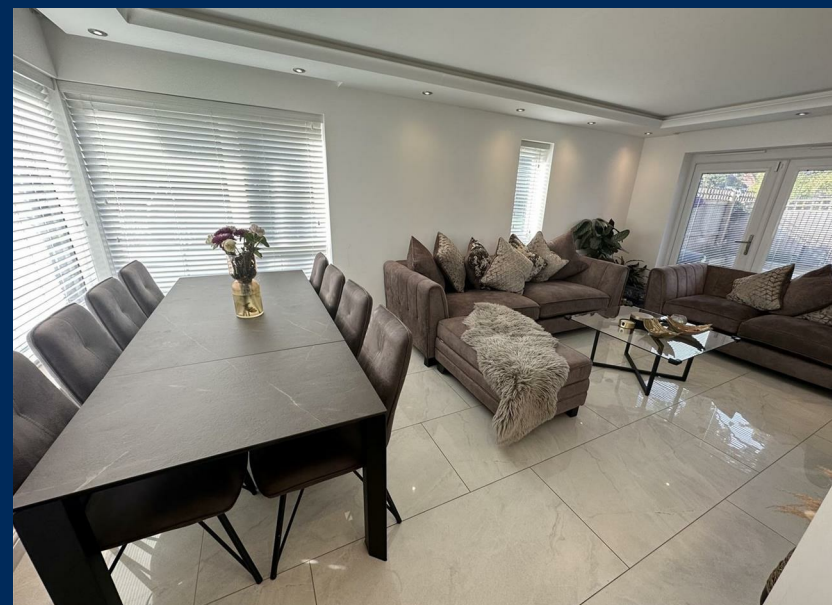
- Modern 4 Double Bedroom Detached
- Popular Residential Area
- Built in 2020
- High Quality Fittings and Adaptations
- Downstairs WC & Utility Room
- Ensuite Shower Room
- Driveway Parking for 2 Cars
- Freehold
- Council Tax Band D
- EPC Rating B

Beautifully presented four double bedroom detached family home situated on in a popular residential area within easy reach of good local schools, motorway links, Metrolink and Wythenshawe Park. Built in 2020, this modern property has since been upgraded throughout by the current owners. From polished floor tiling downstairs to three high spec bathroom suites, this show room style home is ready to move straight into!

The property briefly comprises; entrance hallway, downstairs WC, open plan kitchen dining room, spacious lounge, four well proportioned double bedrooms with en-suite shower room to the master and family bathroom. Externally there is off road parking to the front and an enclosed garden to the rear. Call to view!

EPC Rating B. Council Tax Band D. Freehold.

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Ground Floor

Entrance Hall

Lounge

20'0" x 11'1" (6.1 x 3.4)

Kitchen/Diner

20'0" x 10'9" (6.1 x 3.3)

Utility Room

7'6" x 4'3" (2.3 x 1.3)

Downstairs WC

First Floor

Master Bedroom

12'1" x 11'1" (3.7 x 3.4)

En-suite Shower Room

7'6" x 3'11" (2.3 x 1.2)

Bedroom Two

12'1" x 10'9" (3.7 x 3.3)

Bedroom Three

11'1" x 7'6" (3.4 x 2.3)

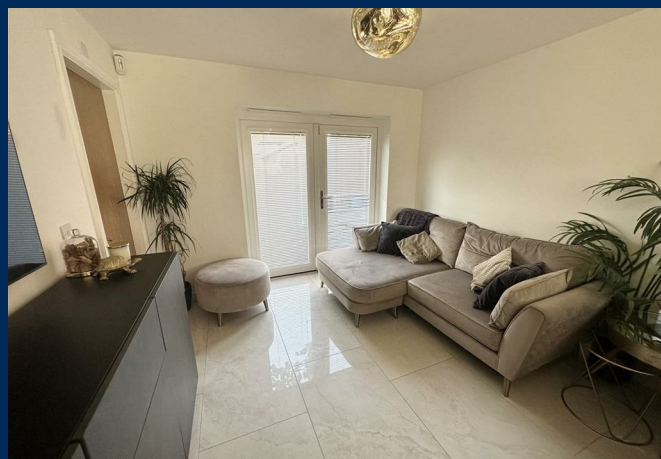
Bedroom Four

10'9" x 7'6" (3.3 x 2.3)

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Externally





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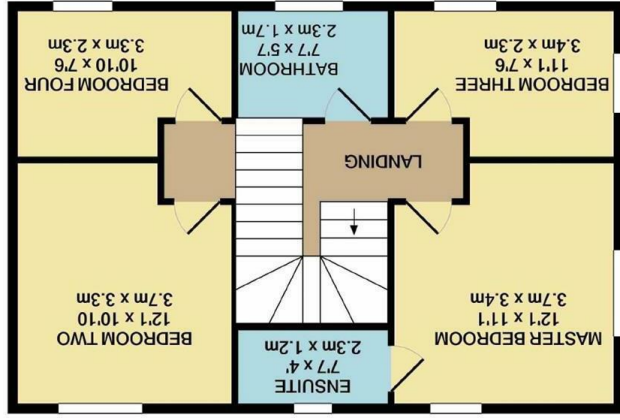
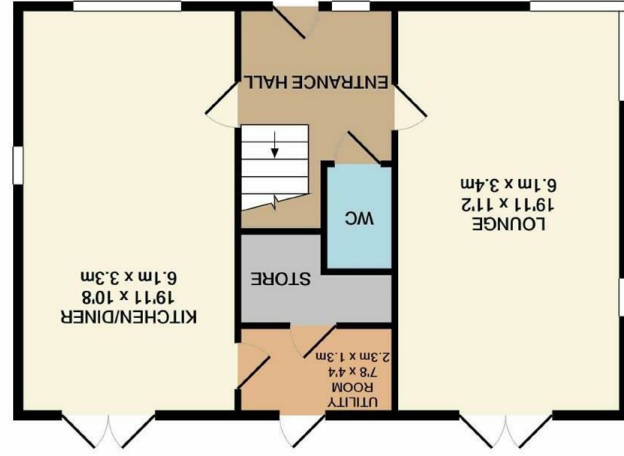
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Why take a risk?
Sell Smarter





Floor Plans



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Future
84	94
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Energy Performance Graph



Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.