



23 Hollyhey Drive, Manchester, M23 0DX

Offers In Excess Of £270,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

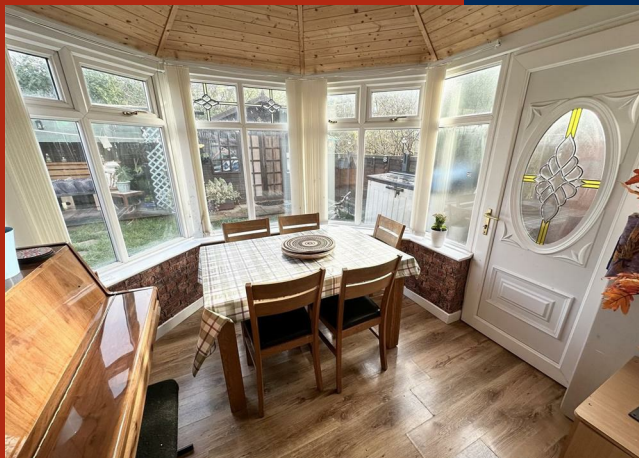
- Three Double Bedroom Terrace
- Cul-De-Sac Location
- Conservatory
- EPC Rating C
- Driveway Parking
- Downstairs Bathroom
- Freehold
- Council Tax Band A

Three double bedroom mid terrace property situated on a quiet cul-de-sac benefitting from driveway parking for multiple cars. Within easy reach of transport links and good schools. The property briefly comprises: spacious lounge opening onto the conservatory, modern kitchen, bathroom to the ground floor, to the first floor there are three double bedrooms and shower room. Externally, there is a block paved driveway, shared ginnel down the side of the property to the rear garden. The rear garden is laid to lawn with paved patio, raised decked seating area and garden shed with plumbing/electricity for washing machine and tumble dryer. Freehold. Council Tax Band A. EPC Rating C.

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Lounge	15'5" x 13'9" (4.7 x 4.2)
Kitchen	9'10" x 10'4" (3 x 3.15)
Conservatory	9'10" x 9'10" (3 x 3)
Bathroom	8'4" x 5'4" (widest points) (2.56 x 1.64 (widest points))
First Floor	
Master Bedroom	10'2" x 15'5" (3.1 x 4.7)
Bedroom Two	10'2" x 8'3" (3.1 x 2.53)
Bedroom Three	10'2" x 6'10" (3.1 x 2.1)
Shower Room	4'7" x 5'4" (1.4 x 1.64)
Externally	





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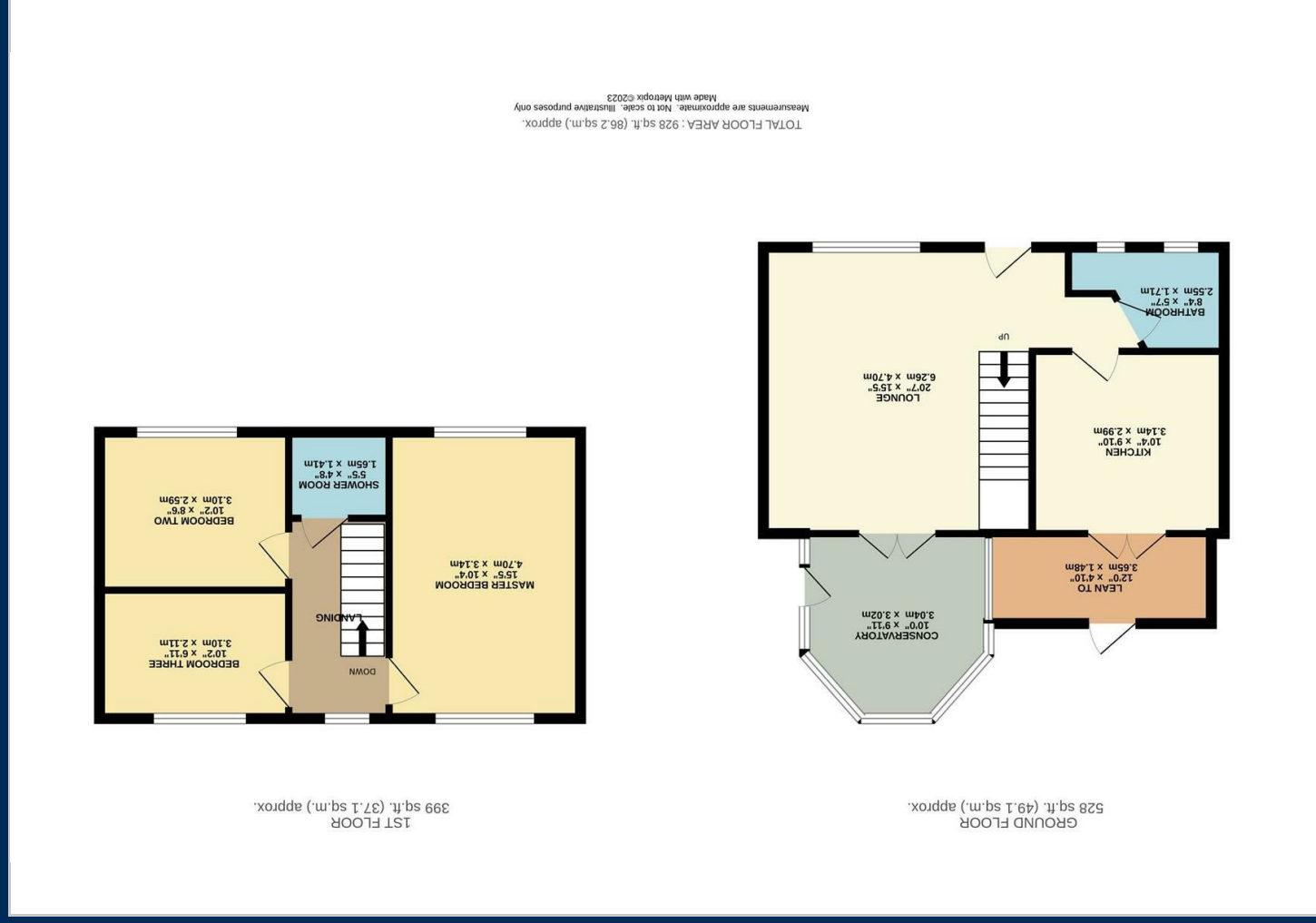
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Sell Smarter





## Floor Plans



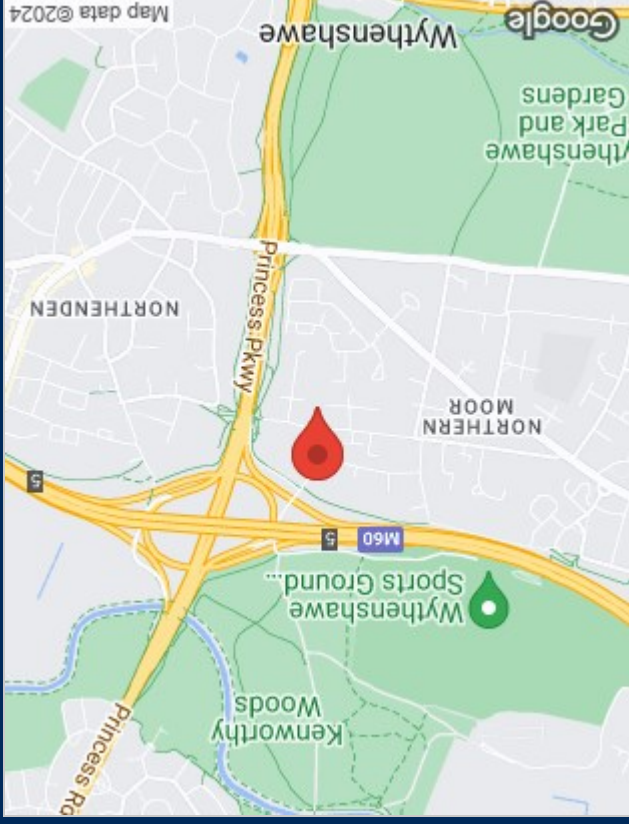
## Viewing

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

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 as to this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
85	70
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Very poor energy efficiency (21-38) F	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

## Energy Performance Graph



## Location Map