



Jordan fishwick

98 Great Stone Road, Firwood, M16 0HD

Guide Price £395,000

98 Great Stone Road, Firwood, Manchester, M16 0HD

Offers In Excess Of £395,000



The Property

*****NO CHAIN***** A delightful bay fronted THREE BEDROOM 1930S SEMI DETACHED PROPERTY boasting both a 100FT WEST FACING GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking. This splendid property requires modernisation and updating and is ideally placed for all local amenities, transport links including the Metro (Firwood, 0.3miles) and is within walking distance to multiple local schools . The property further benefits from having OPEN VIEWS OVER LONGFORD PARK to the rear as well as offering SIGNIFICANT SCOPE TO EXTEND (stpp). The accommodation briefly comprises: covered porch, entrance hallway, dining room with large bay window, lounge with views over the rear garden, kitchen. To the first floor are three well proportioned bedrooms and bathroom, fitted with a three piece suite and over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway, extending to the side of the property leading to the detached garage. To the rear, a superb West facing garden extending to approximately 100ft, mainly laid to lawn with large beds and mature plants and shrubbery. This fine property will prove an ideal family home and an internal viewing is most highly recommended. SOLD WITH NO ONWARD CHAIN

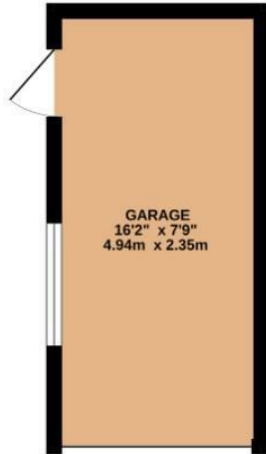
- NO CHAIN
- Semi detached 1930s property
- Three bedrooms and two reception rooms
- 100ft West facing garden
- Open views over Longford Park to the rear
- Driveway and detached garage
- Significant scope to extend (stpp)
- Ideal family home
- Walking distance to the Metro and multiple local schools
- Double glazing and gas central heating



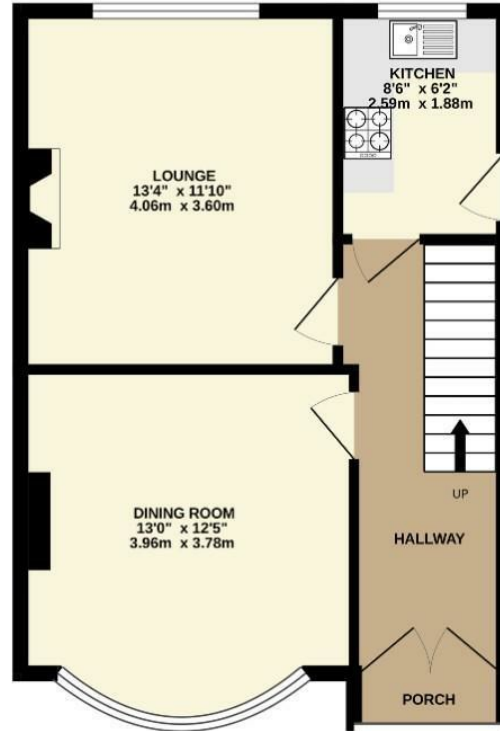
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



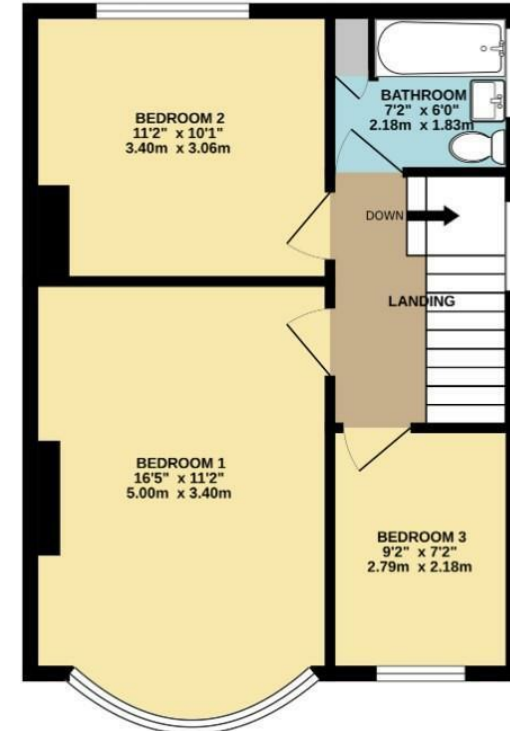
GARAGE
125 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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