



7 Barry Road, Manchester, M23 0FH

£290,000

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









# Jordan Fishwick

- Three Bedroom Terrace
- Close to Northern Moor Tram Stop
- EPC - C
- Generous Garden
- Extended Open Plan Kitchen Diner

An immaculately presented, three bedroom terrace property with EXTENSION TO REAR creating lovely OPEN PLAN KITCHEN DINER. Located within walking distance to the Northern Moor METROLINK, local amenities and good schools.

In brief the property comprises, hallway, bay fronted sitting room, beautifully presented extended kitchen/dining room with skylights and bi-folds opening to the garden. To the first floor, three well proportioned bedrooms and a modern family shower room. Externally, to the front of a property a paved forecourt, and to the rear is a generous garden, partially paved and partially astro turfed. VIEWING HIGHLY ADVISED!!

£290,000



Hallway

Lounge

Open Plan Kitchen Diner

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Externally





01619622828

*Jordan fishwick*

*Why take a risk?  
Sell Smarter*









## Floor Plans



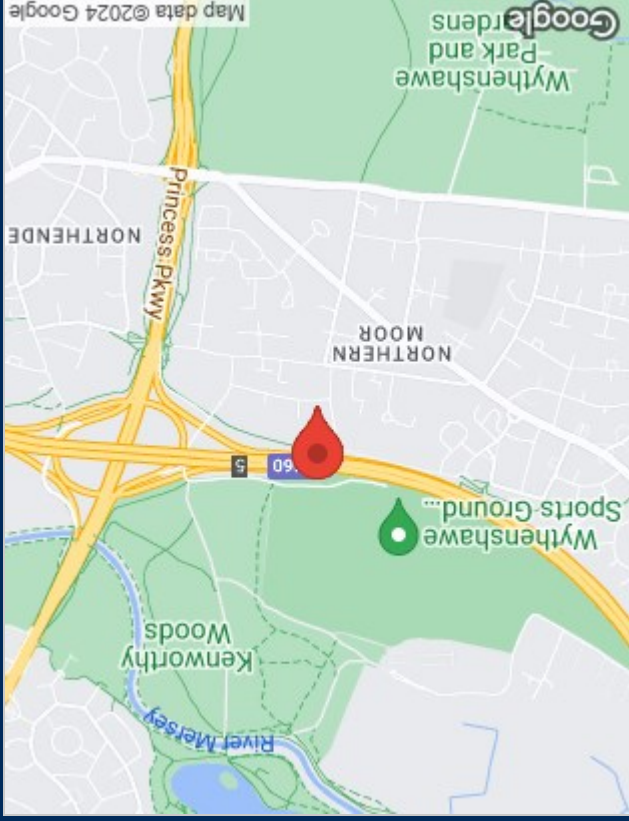
## Viewing

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

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. Purchasers should satisfy themselves or facilities are in good working order. Purchasers should satisfy themselves or facilities are in good working order. 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. Purchasers should satisfy themselves or facilities are in good working order.

| Energy Efficiency Rating                    |         |
|---|---------|
| Current                                     | 71      |
| Possible                                    | 84      |
| Very energy efficient - lower running costs |         |
| A   | (81-91) |
| B   | (69-80) |
| C   | (55-68) |
| D   | (39-54) |
| E   | (21-38) |
| F   | (11-20) |
| Not energy efficient - higher running costs |         |
| EU Directive 2002/91/EC                     |         |
| England & Wales                             |         |

## Energy Performance Graph



## Location Map