



*Jordan fishwick*

12 Nell Lane, Chorlton, M21 7UD

Guide Price £625,000



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### The Property

\*\*\*NO CHAIN\*\*\* A beautifully presented FOUR DOUBLE BEDROOM PERIOD END TERRACED PROPERTY well situated for all local amenities, parks and transport links. This superb property, boasting a WEST FACING REAR GARDEN, has been tastefully modernised and EXTENDED creating a contemporary family home with versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS and further benefits from having had MANY ORIGINAL FEATURES RETAINED. The accommodation briefly comprises: covered porch, entrance vestibule, entrance hallway with feature tiled flooring, spacious lounge with large bay window and original fireplace open to the dining room (in excess of 28ft in total), dining kitchen with modern fitted units, slate tile flooring and BI-FOLDING DOORS open to the rear garden. To the first floor there is the main bedroom which features an EN-SUITE SHOWER ROOM and large bay window, a second well proportioned double bedroom, large bathroom fitted with a modern four piece suite and a separate w/c. To the second floor are two further well proportioned double bedrooms. The cellar chambers provide useful storage space and scope for conversion to further living accommodation. Externally, to the front of the property is a walled garden with decorative gravel and steps to the front door. To the rear, a superb walled garden enjoys a Westerly aspect and boasts a large flagged patio, raised beds and artificial lawn. Gas central heating is installed throughout and an internal viewing of this fine home is most highly recommended. Sold with no onward chain.



- NO CHAIN
- A superbly presented period end terrace
- Four double bedrooms and two bathrooms
- 28ft open living/dining room
- West facing rear garden
- Short walk to all local amenities, parks and schools
- 0.2 miles to the Metro (St Werburgh's Road)
- Many original features retained throughout
- Accommodation over three floors and cellars
- Ideal family home

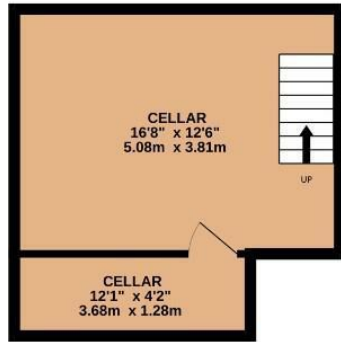


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

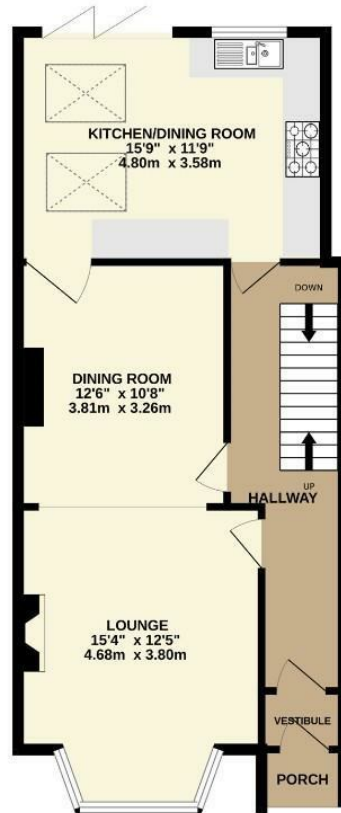




**BASEMENT**  
259 sq.ft. (24.1 sq.m.) approx.



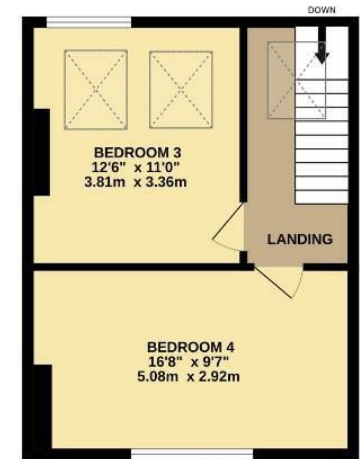
**GROUND FLOOR**  
625 sq.ft. (58.1 sq.m.) approx.



**1ST FLOOR**  
542 sq.ft. (50.3 sq.m.) approx.



**2ND FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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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