



Jordan fishwick

96 Great Stone Road, Firwood, M16 0HD

Guide Price

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The Property

NO CHAIN Benefitting from an approximately 100FT WEST FACING GARDEN as well as OPEN VIEWS OVER LONGFORD PARK is this well presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY, providing over 1000sqft versatile accommodation ideal for a young couple or family. This delightful property is positioned within walking distance to both Chorlton Village and the Metro (Firwood, 0.3 miles) providing fast access to both the city centre and airport and further benefits from a GATED DRIVEWAY providing off road parking for multiple vehicles. There is SIGNIFICANT SCOPE TO EXTEND FURTHER (STPP) and there are multiple local schools all within walking distance. The accommodation briefly comprises: enclosed porch, entrance hallway, dining room with bay window, 20FT LOUNGE with sliding patio doors opening to the rear garden, breakfast kitchen with integrated appliances. To the first floor there are three well proportioned bedrooms, the main of which being 16ft in length, and shower room, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a gated driveway, extending to the side of the property and leading to the DETACHED GARAGE. To the rear, a West facing garden is mainly laid to lawn and extends to approximately 100ft. An internal viewing is most highly recommended. Sold with no onward chain.

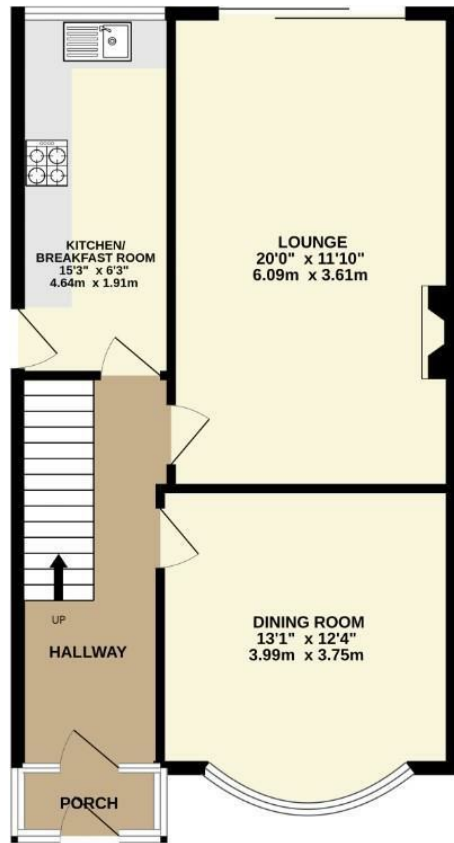
- NO CHAIN
- Extended 1930s semi detached property
- 100FT West facing garden (approx.)
- Open views over Longford Park to the rear
- Driveway and garage providing off road parking
- Three double bedrooms and two reception rooms
- 20ft Lounge
- Walking distance to Chorlton Village and The Metro (Firswood, 0.3 miles)
- Ideal family home



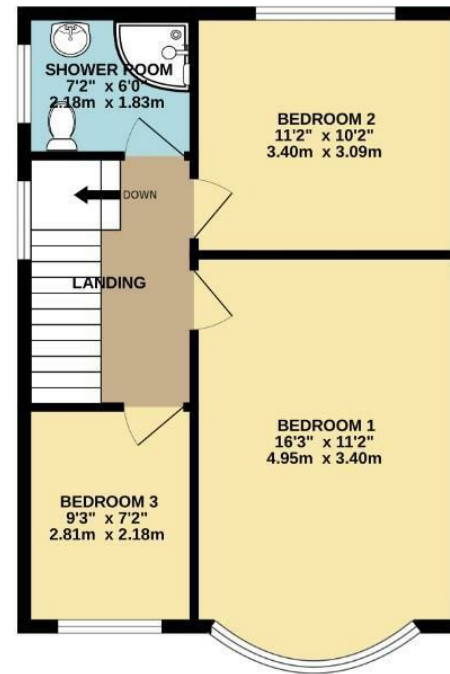
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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