



17 Stortford Drive, Manchester, M23 0FX

Well presented three bedroom end terrace property situated in a popular area, close to Northern Moor Metrolink, the nearby shops, good schools and the popular Wythenshawe Park.

This well maintained home is bound to appeal to a range of buyers and we recommend early viewing to avoid disappointment. Briefly comprises; porch, hall, lounge open to dining room, fitted kitchen and sun room. To the first floor three sizeable bedrooms and a family bathroom. Externally there is a front lawn and gated driveway for two cars, access down the side of the property leads to the well manicured enclosed garden that is mainly laid to lawn, with a patio area for seating. Freehold. Council Tax Band A. EPC - C Rating. CALL NOW TO VIEW!

£265,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch

UPVC porch with windows to front and side aspect.

Hall

Accessed via UPVC door window to side aspect. Understairs storage cupboard housing meters.

Lounge

Reception room with window to the front aspect, gas fireplace, laminate flooring, ceiling light point, radiator and opening to the dining room.

Dining Room

Window enjoying views of the rear garden, laminate flooring, ceiling light point. Hatch through to kitchen.

Kitchen

Modern kitchen, fitted with a range of wall and base level units, sink with mixer tap, gas hob, extractor hood, electric oven and integrated fridge freezer. Tiled flooring, ceiling spotlighting and radiator.

Master Bedroom

Great sized double bedroom benefitting from fitted wardrobes. Window to the front aspect, radiator, ceiling light point and carpeted flooring.

Bedroom Two

Another double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator. Cupboard housing 'Ideal' combination boiler,

Bedroom Three

Larger than average single bedroom with fitted storage. Window to the front aspect, carpeted flooring, ceiling light point and radiator.

Bathroom

Four piece suite comprising; cubicle shower, bath tub, low level WC and hand wash basin in vanity unit. Window to rear and side aspect.

Outside

Externally there is a front lawn and gated driveway for two cars, access down the side of the property leads to the well manicured enclosed garden. The garden is mainly laid to lawn with a patio area for seating.

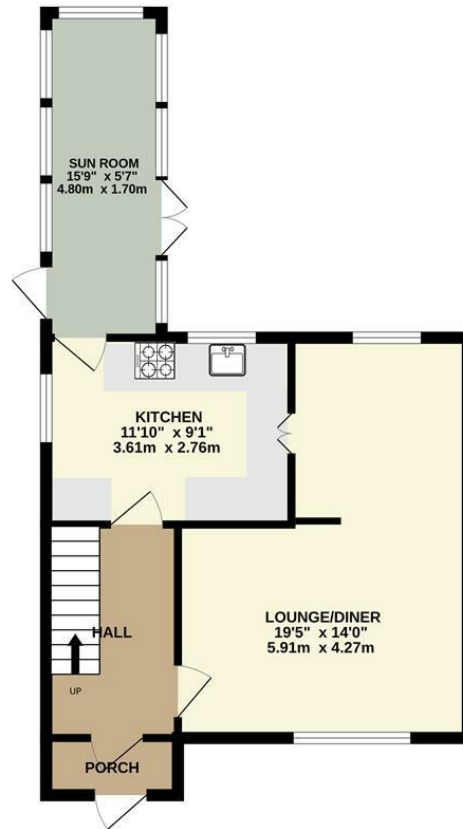


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	83
England & Wales	EU Directive 2002/91/EC	

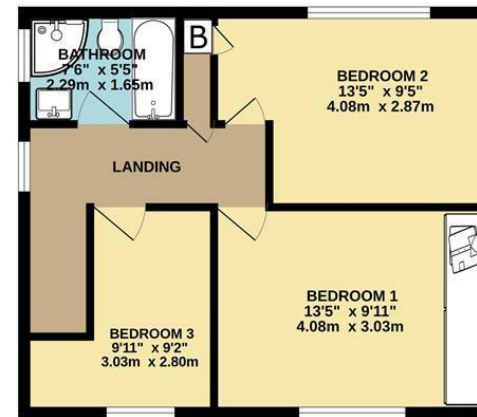
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 937 sq.ft. (87.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metroplex ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

