



Jordan fishwick

185 Manley Road, Chorlton, M21 0GY
Guide Price £540,000

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The Property

*****NO CHAIN***** A TOTALLY RENOVATED AND EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY boasting a superb 100FT SOUTH FACING GARDEN and off road parking for multiple vehicles. This delightful property is offered for sale in MOVE-IN READY CONDITION, having recently undergone a back-to-brick renovation and will prove ideal for a young couple or family, providing spacious, versatile accommodation and within walking distance of Chorlton Village, all local amenities and transport links including the Metro as well as multiple local schools and parks. The property further benefits from having further SCOPE TO EXTEND (STPP). The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, family room open to the extended OPEN PLAN DINING KITCHEN with newly fitted kitchen with gloss grey units and space for washer/dryer, dishwasher and fridge/freezer, cloakroom w/c. To the first floor are three well proportioned bedrooms and refitted wet room. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway, extending to the side of the property leading to the DETACHED GARAGE and providing off road parking for multiple vehicles. To the rear, a superb fenced and enclosed garden enjoys a Southerly aspect and extends to approximately 100ft in length. An internal viewing of this fine home is most highly recommended. Sold with no onward chain. Council tax band C. EPC rating C.

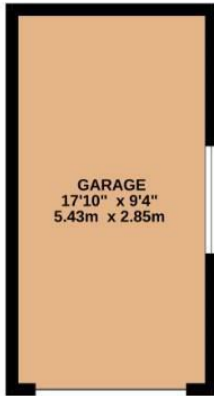
- NO CHAIN
- Superbly presented three double bedroom semi detached 1930s property
- Newly renovated and extended
- Walking distance to Chorlton Village and only 0.5 miles to the Metro (Chorlton)
- 100ft South facing rear garden (approx.)
- Driveway and garage providing off road parking
- Significant scope to extend further (STPP)
- Move-in ready condition
- Rewired, replumbed and new gas central heating throughout
- Ideal family home



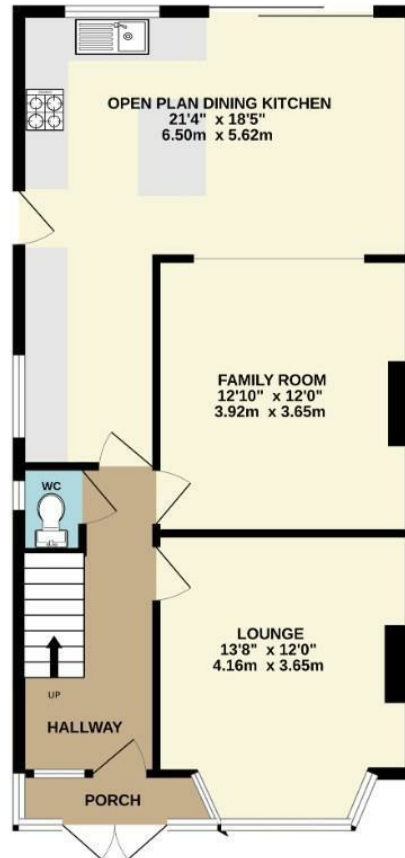
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



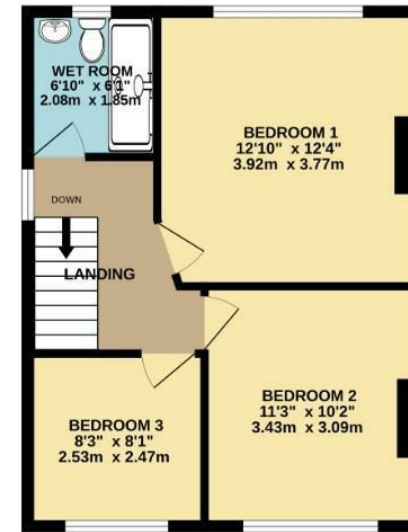
GARAGE
186 sq.ft. (17.5 sq.m.) approx.



GROUND FLOOR
696 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.7 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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