



*Jordan fishwick*

96 Nicolas Road, Chorlton, M21 9LT

Guide Price £514,500



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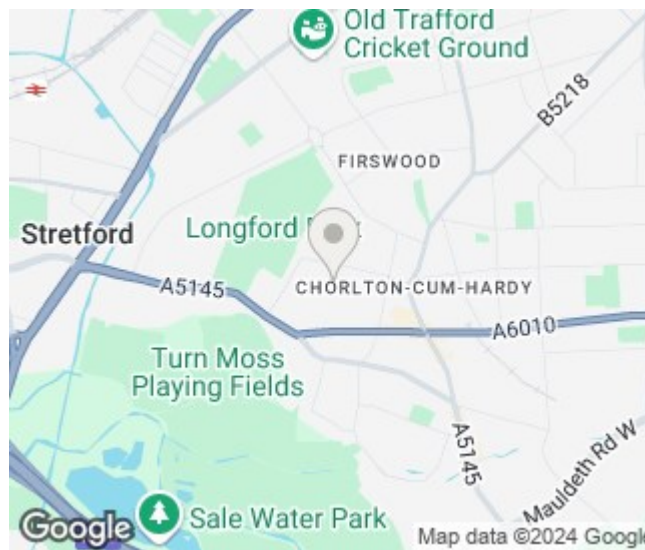


## The Property

\*\*\*NO CHAIN\*\*\* Positioned on a highly regarded road is this superbly presented THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, ideally located for both Chorlton Village and Longford Park. This superb property boasts a DRIVEWAY providing off road parking as well as a good sized rear garden and will prove an ideal family home, providing spacious and light accommodation with MANY ORIGINAL FEATURES retained. The property further benefits from being within walking distance of all local amenities in Chorlton Village, the vibrant scene of Beech Road and the Metro (Chorlton, 0.6 miles) which provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace and coving, breakfast kitchen with modern gloss white units and subway tiles, sitting/dining room with French patio doors opening to the rear garden. To the first floor there are three well proportioned double bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite. Externally, to the front of the property is a driveway providing off road parking for one vehicle. To the rear, a fenced and enclosed garden has been mainly laid to lawn with stone flagged patio and beds with mature trees and plants. Gas central heating has been installed throughout and an internal viewing is highly recommended. Sold with no onward chain. Council Tax Band C. EPC Band E.



- NO CHAIN
- Superbly presented semi detached period property
- Three double bedrooms and two reception rooms
- Highly regarded road within walking distance of Chorlton Village and Longford Park
- Driveway providing off road parking
- Many original features retained
- Move-in ready condition
- Scope to convert the loft to additional living accommodation
- 0.6 miles to the Metro (Chorlton)
- Ideal family home

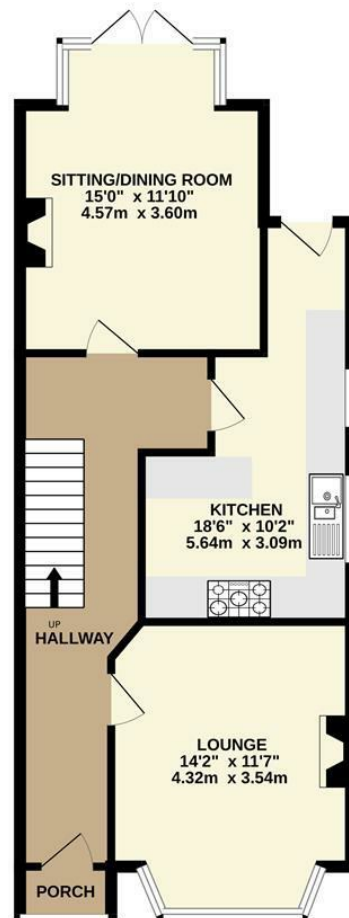


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

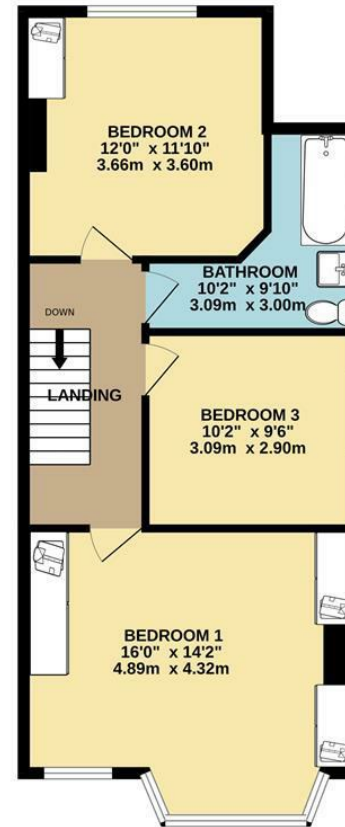




GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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