



**jordan fishwick**

40 Warwick Road South, Firwood, M16 0HU

Guide Price £365,000

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### The Property

\*\*\*NO CHAIN\*\*\* Located only a short walk from Longford Park is this well presented and EXTENDED THREE DOUBLE BEDROOM 1930s SEMI DETACHED PROPERTY, boasting both a DRIVEWAY and a WEST FACING REAR GARDEN. This delightful property requires some cosmetic updating and modernisation and provides SIGNIFICANT SCOPE TO EXTEND (STPP). The property further benefits from being located just a short walk from the Metro (Firwood/Old Trafford), providing fast access to both the City Centre and Chorlton Village and is within walking distance to all local amenities and schools. The accommodation briefly comprises: enclosed porch, entrance hallway, dining room with large bay window, lounge with sliding patio doors opening to the rear garden, breakfast room, kitchen. To the first floor are three well proportioned bedrooms, both the main and second benefitting from full height fitted wardrobes and shower room, fitted with a three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden and driveway, extending to the side of the property providing off road parking for two vehicles. To the rear, a delightful fenced and enclosed West facing garden is mainly laid to lawn with large beds and flagged patio area. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band D. EPC C.

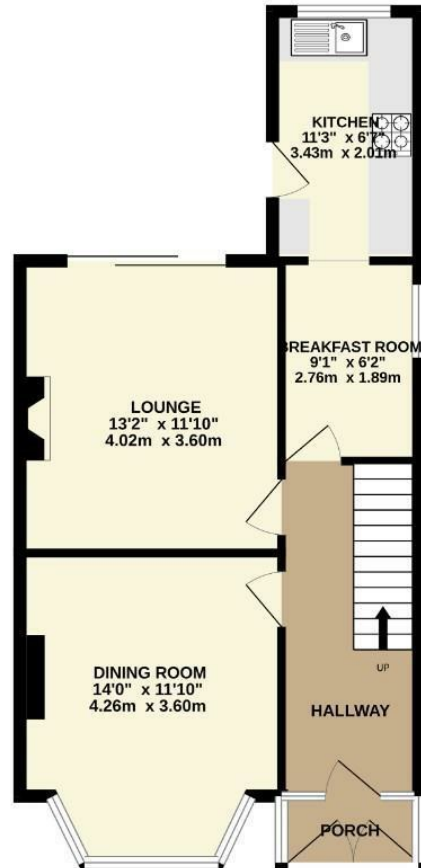
- NO CHAIN
- Extended 1930s semi detached property
- Three double bedrooms and three reception rooms
- West facing rear garden
- Driveway for 2 cars
- Walking distance to the Metro (Firswood and Old Trafford)
- Significant scope to extend (STPP)
- Short walk to Longford Park and multiple local schools
- Ideal family home



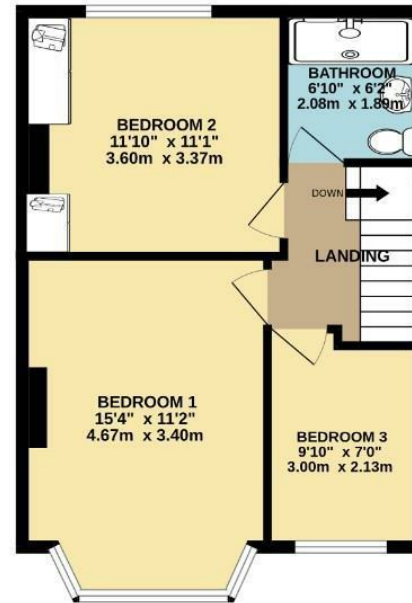
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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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