



Jordan fishwick

12 Lime Grove, M16 0WL
Guide Price £350,000



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The Property

*****NO CHAIN***** A delightful FIVE DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY, ideally situated for all local amenities and transport links, including the Metro (Trafford Bar, 0.3 miles) providing fast access to both the City Centre and Airport. This splendid property provides over 1700sqft versatile ACCOMMODATION OVER THREE FLOORS and cellars and will prove an ideal family home and benefits from having scope to convert the multiple cellar chambers to yet further living accommodation. There is also the opportunity to create off road parking by removal of the front garden wall as many of the neighbouring properties have done (STPP). Accommodation briefly comprises: spacious entrance hallway, 15ft lounge with large bay window, sitting room, dining kitchen. To the first floor are three double bedrooms and shower room whilst the second floor reveals a further two well proportioned double bedrooms. The multiple cellar chambers provide useful storage space, a W/C and there is access to the rear garden. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well maintained walled garden, mainly laid to lawn with path leading to the front door. To the rear is a walled courtyard garden. An internal viewing is most highly recommended. Sold with no onward chain. Council tax band B and EPC rating D.



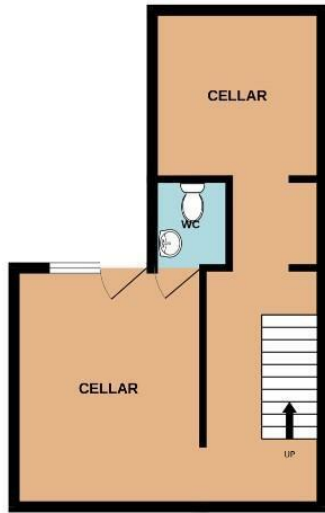
- NO CHAIN
- Five double bedrooms
- Two reception rooms plus dining kitchen
- Accommodation over three floors + cellars
- Gardens to both the front and rear
- Potential to create off road parking (STPP)
- 0.3 Miles to the Metro (Trafford Bar)
- Short walk from all local amenities
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
329 sq.ft. (30.6 sq.m.) approx.



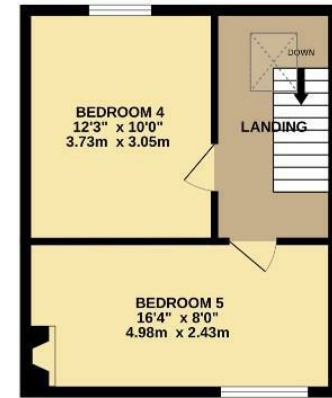
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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