



Jordan fishwick

8 Lindow Road, Old Trafford, M16 0DP

Guide Price £565,000



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The Property

Nestled on a quiet tree-lined CUL-DE-SAC within walking distance of Chorlton Village is this beautifully presented FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY benefitting from a SOUTH FACING REAR GARDEN as well as a DRIVEWAY providing off road parking. This splendid property is ideally situated for all local amenities, schools and parks and provides spacious, versatile accommodation ideal for a young couple or family. There is scope to convert both the loft and cellars to further living accommodation should this be required and the Metro is less than a half mile walk providing fast access to both the City Centre and nearby airport. The delightful accommodation briefly comprises: spacious reception hallway, 18ft lounge with large bay window, second spacious reception room, open plan dining kitchen. The multiple cellar chambers provide useful storage space whilst the first floor reveals four well proportioned bedrooms, the main being in excess of 15ft with full height fitted wardrobes and bathroom, fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature plants and shrubbery and a driveway providing off road parking for one vehicle. To the rear, a delightful fenced and enclosed garden enjoys a sunny Southerly aspect with a variety of well established plants and stone flagged patio area. An internal viewing of this fine home is most highly recommended. Council Tax: D. EPC: D.

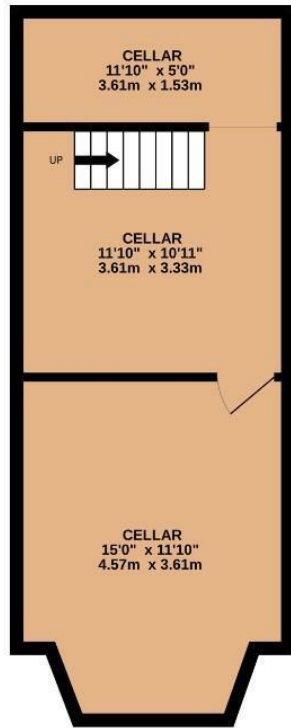
- Superbly presented semi detached Edwardian property
- Four well proportioned bedrooms and three reception rooms
- Quiet tree-lined CUL-DE-SAC
- Walking distance to Chorlton Village and only 0.3 miles to the Metro (Firswood)
- South facing rear garden
- Driveway providing off road parking
- Well established gardens to both the front and rear
- Ideal family home
- Scope to convert both loft and cellars
- Double glazing and gas central heating throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



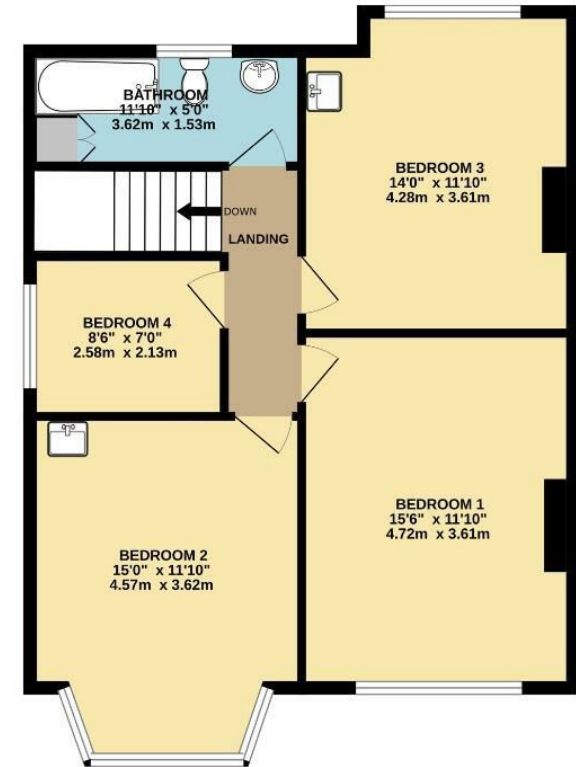
BASEMENT
355 sq.ft. (33.0 sq.m.) approx.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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