



Jordan fishwick

78 Great Stone Road, Firwood, M16 0HD

Guide Price £495,000



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The Property

An immaculately presented and significantly EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY boasting an 80FT SOUTHERLY FACING REAR GARDEN and VIEWS OVER LONGFORD PARK TO THE REAR. This delightful property will prove an ideal family home, offering spacious and light accommodation throughout and further benefitting from a DRIVEWAY providing off road parking. Ideally located for all local amenities, within walking distance of Chorlton Village, Longford Parks and the Metro (Firwood, 0.3 miles) this superb property is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window and plantation style shutters, 22ft OPEN PLAN LIVING/DINING/KITCHEN, utility room, cloakroom w/c. To the first floor are three good sized bedrooms and bathroom, fitted with a modern four piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear, a superb fenced and enclosed garden extends to approximately 80ft in length and has been mainly laid to lawn and features a large stone patio, detached GARDEN ROOM/HOME OFFICE and store room as well as mature plants and shrubbery. An internal viewing is most strongly recommended. Council Tax: C. EPC rating C.

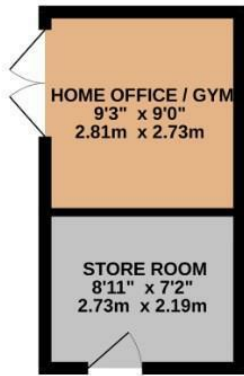
- Immaculately presented and extended semi detached 1930s property
- Three double bedrooms
- 22ft open plan living/dining/kitchen
- 80ft Southerly facing rear garden (approx.)
- Driveway providing off road parking
- Detached garden room/home office
- Move-in ready condition
- Views over Longford Park to the rear
- 0.3 miles from the Metro (Firswood) and walking distance to Chorlton Village
- Ideal family home



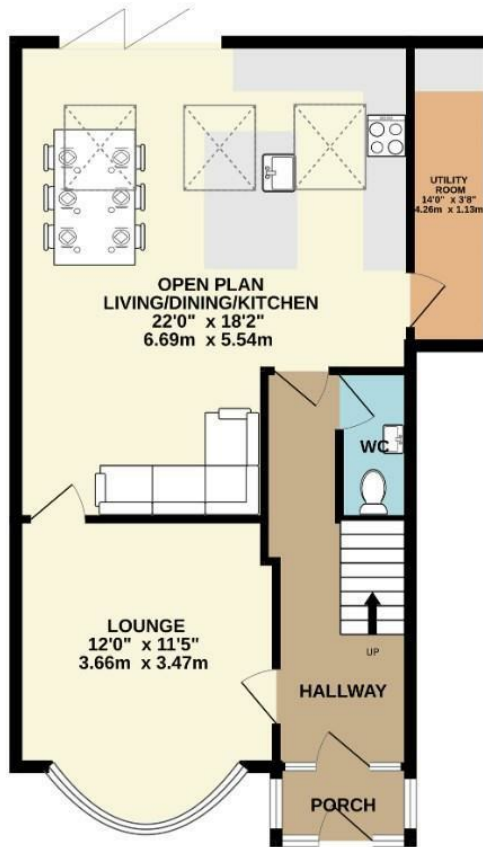
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



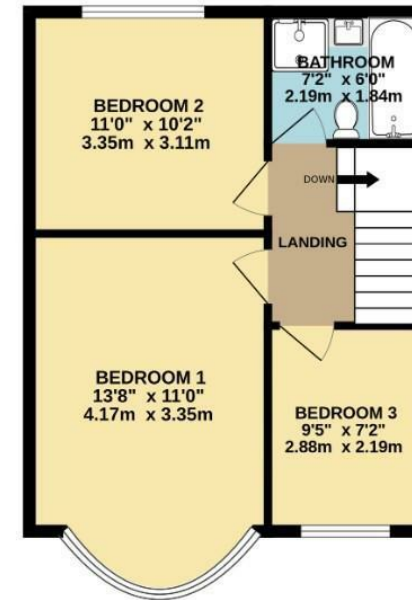
OUTBUILDINGS
148 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR
596 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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