



Jordan Fishwick

111 Nell Lane, Chorlton, M21 7SW
Guide Price £395,000

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The Property

NO CHAIN An immaculate THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY, offered for sale in MOVE-IN READY CONDITION having been tastefully updated by the current owners. This delightful property boasts a superb approximately 90FT REAR GARDEN and a GATED DRIVEWAY AND DETACHED GARAGE provide ample off road parking and will prove ideal for a young couple or family, offering spacious and light throughout. The property is located within walking distance of Chorlton Village, Beech Road and Burton Road in West Didsbury and is ideally placed for multiple local primary and secondary schools as well as Chorlton Park. The superb accommodation briefly comprises: spacious entrance hallway, lounge with large bay window, spacious dining kitchen with French patio doors opening to the rear garden, utility room. To the first floor are three good sized bedrooms, the main with bay window and second benefitting from a MEZZANINE providing further versatile accommodation with access to eaves storage space and bathroom, featuring a modern four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with decorative gravel and gated driveway with EV CHARGING POINT, extending to the side of the property and leading to the detached garage. To the rear, a superb fenced and enclosed garden extends to approximately 90ft in length and has been mainly laid to lawn with a large stone patio and beds with mature plants and shrubbery. An internal viewing is most strongly recommended. Council Tax: A. EPC BAND C.

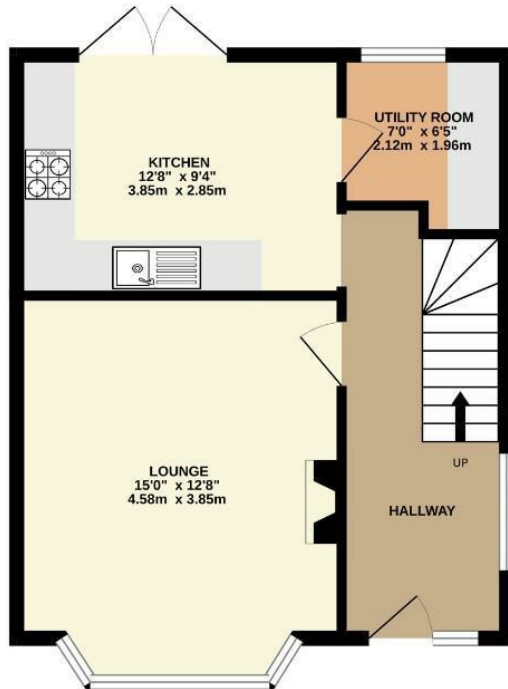
- Beautifully presented semi detached 1930s property
- Three double bedrooms + mezzanine
- 90ft rear garden (approximately)
- Driveway with EV charging point and detached garage
- Move-in ready condition
- Walking distance to Chorlton Village, Beech Road and Burton Road
- Ideally placed for all local amenities, schools and parks
- 0.3 miles to the Metro (Barlow Moor Road)
- Ideal family home



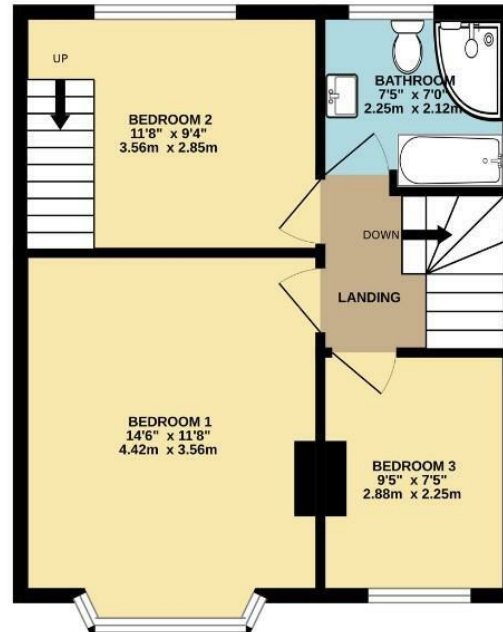
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



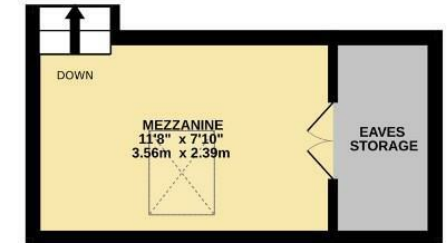
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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