



*jordan* fishwick

78 Rye Bank Road, Firwood, M16 0EY

Guide Price £395,000





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Manchester, M16 0EY**

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### The Property

Located only a short stroll from both Longford Park and Chorlton Village on a quiet and well regarded road is this delightful **THREE DOUBLE BEDROOM SEMI DETACHED 1920s PROPERTY** providing spacious and light accommodation throughout. In need of some modernisation and cosmetic updating, the property boasts two spacious reception rooms along with a 16ft **BREAKFAST KITCHEN** and there is **SIGNIFICANT SCOPE TO EXTEND (STPP)**. This splendid property will prove ideal for a young couple or family, located within only a short stroll of multiple local schools, Longford Park, Chorlton Village and the Metro (Firwood) which is only 0.2 miles away. The accommodation briefly comprises: enclosed porch, entrance hallway, dining room with large bay window, lounge, breakfast kitchen. To the first floor there are three good sized bedrooms, the main with full height fitted wardrobes and bathroom, fitted with a three piece suite with over bath shower. Both double glazing and gas central heating have been installed throughout. To the front of the property is a gated driveway which extends to the side of the property and leads to a detached garage. To the rear, a fenced and enclosed garden boasts well stocked beds, large lawn and stone flagged patio. An internal viewing is most strongly recommended. Council Tax: C. EPC: D.



- Three double bedroom semi detached 1920s property
- Two reception rooms + 16ft breakfast kitchen
- Walking distance to Chorlton Village, Longford Park and multiple local schools
- Gated driveway and detached garage providing off road parking
- Significant scope to extend (STPP)
- 0.2 miles to the Metro (Firswood)
- Double glazing and gas central heating throughout
- Ideal family home
- Council Tax: C. EPC: D.

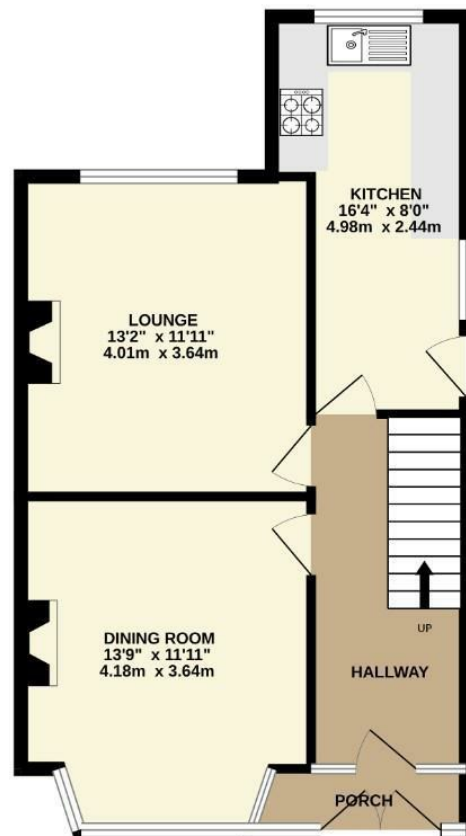


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

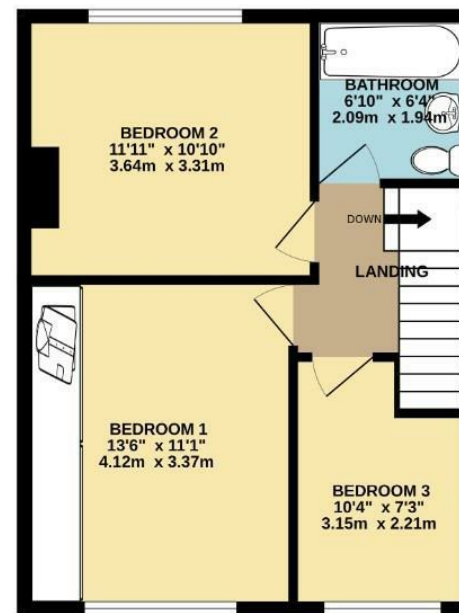




GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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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