



jordan fishwick

14 Lime Road, Stretford, M32 8HT
Guide Price £695,000



The Property

A magnificent garden fronted FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, nestled on a quiet residential road ideally placed for all local amenities, the Metro and Stretford Grammar School. This superb property benefits from both a WESTERLY FACING GARDEN as well as a large BLOCK PAVED DRIVEWAY for two vehicles and will prove an ideal family home with spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. Boasting a wealth of ORIGINAL FEATURES THROUGHOUT, this delightful property is not one to be missed and is located only a short stroll from Longford Park, Stretford and Chorlton village centres as well as the vibrant scene of Beech Road. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and ornate marble/cast iron fireplace, sitting/dining room with log burning stove and French patio doors opening to the garden, recently refitted open plan dining kitchen with integrated appliances, rear porch/utility area. To the first floor there are three well proportioned double bedrooms, main family bathroom and study area off the landing. The second floor reveals the main bedroom suite with a fourth good sized double bedroom, EN-SUITE shower room and DRESSING ROOM. The multiple cellar chambers provide useful storage space, a utility room and additional w/c. Gas central heating and partial double glazing have been installed. To the front of the property is a landscaped garden stocked with an array of mature plants and shrubbery as well as a gated driveway providing off road parking for two vehicles. To the side and rear of the property is a mature, well established garden with lawn, ornamental pond and large patio area. An internal viewing is most highly recommended. Council Tax: E. EPC: E.

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Manchester, M32 8HT**

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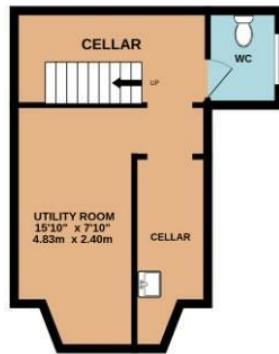
- Magnificent semi detached period family residence
- Four double bedrooms + two bathrooms
- Westerly facing rear garden + gated driveway providing off road parking
- Many original features throughout
- Walking distance to Stretford, Chorlton Village and Longford Park
- Ideally placed for Stretford Grammar School and 0.1 miles to the Metro (Stretford)
- Main bedroom with en-suite + dressing room/walk in wardrobe
- Accommodation over three floors and cellars
- Ideal family home
- Council Tax: E. EPC: E.



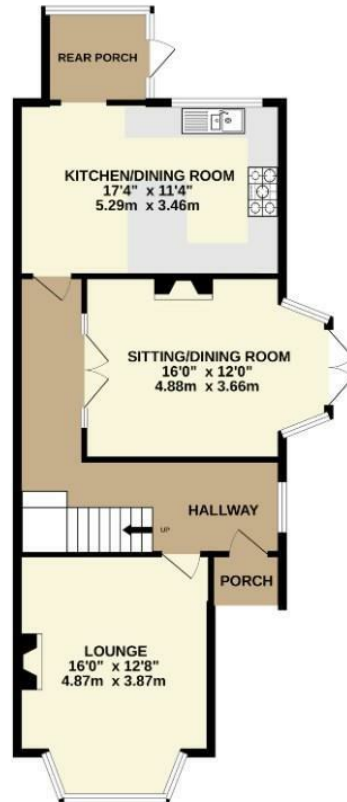
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
295 sq.ft. (27.5 sq.m.) approx.



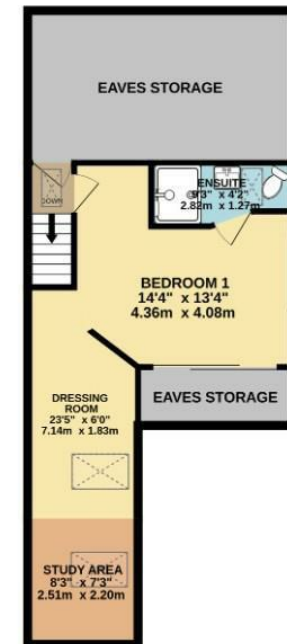
GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



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



2ND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 2350 sq.ft. (218.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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