



jordan fishwick

106 Kings Road, M16 9NG
Guide Price £525,000



106 Kings Road, Old Trafford, Old Trafford, M16 9NG

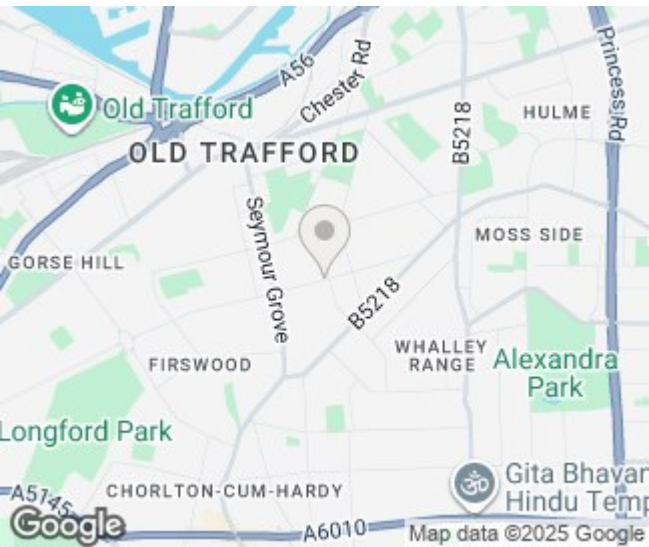
Guide Price £525,000



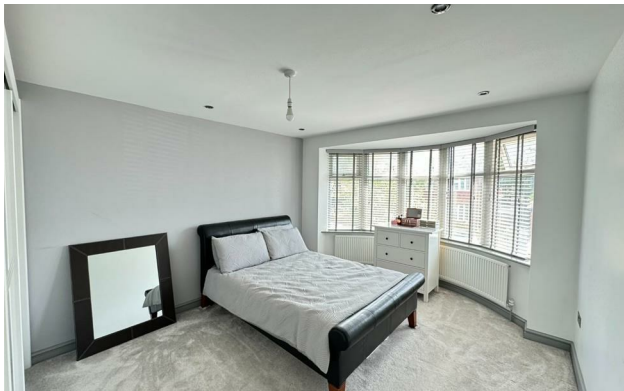
The Property

A superbly presented and significantly EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY ideally situated within only a short stroll from all local amenities, schools and parks. This delightful property will prove an ideal family home, nestled within a larger than average CORNER PLOT and benefitting from a GATED DRIVEWAY AND DETACHED GARAGE providing off road parking. The property is offered for sale in MOVE-IN READY condition and is certainly not one to be overlooked. The accommodation briefly comprises: enclosed porch, entrance hallway with original stained glass front door, lounge with large bay window, family room with bi-folding doors opening to the 20ft OPEN PLAN LIVING/DINING/KITCHEN with UNDERFLOOR HEATING, fitted with solid QUARTZ COUNTERTOPS, Neff appliances, Quooker boiling water tap, triple Velux skylight windows and bi-folding doors opening to the rear garden, utility room, shower room. To the first floor there are three good sized double bedrooms and main family bathroom fitted with a four piece suite including freestanding bath. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path leading to the front door while to the side/rear, a good sized garden features artificial lawn and a large stone flagged patio area. The gated driveway is positioned towards the end of the garden and leads to the detached garage. An internal viewing is most highly recommended.

- Superbly presented and extended semi detached 1930s property
- Three good sized bedrooms + two bathrooms
- Two reception rooms + open plan living/dining/kitchen
- Driveway and garage
- Move-in ready condition
- Kitchen fitted with Quartz worktops, Neff appliances and Quooker tap
- Walking distance to all local amenities, transport links, schools and parks
- Ideal family home
- Council Tax: C. EPC: D



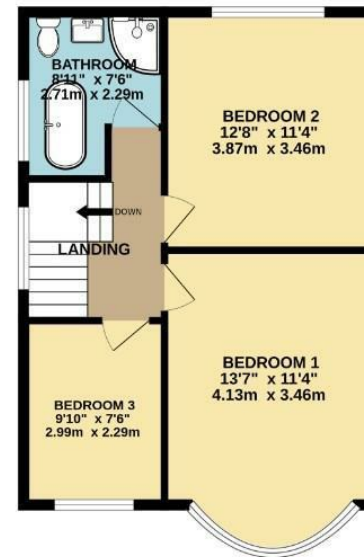
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
865 sq. ft. (80.4 sq. m.) approx.



1ST FLOOR
510 sq. ft. (47.3 sq. m.) approx.



TOTAL FLOOR AREA: 1375 sq. ft. (127.7 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington