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28 Fielden Court, Barlow Moor Road, M21 7AY

Guide Price £395,000



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The Property

Located within a well regarded GATED DEVELOPMENT mid way between both Chorlton and Didsbury Village centres is this delightful THREE BEDROOM END MEWS benefitting from both a delightful WESTERLY FACING GARDEN as well as ALLOCATED OFF ROAD PARKING. This superb property will prove ideal for a young couple or family, offered for sale in MOVE-IN READY condition having been well maintained throughout by the current owners and further benefitting from being positioned within easy reach of all local amenities and transport links as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, dining kitchen with gloss units and integrated appliances, large lounge with French patio doors opening to the rear garden, cloakroom w/c. To the first floor are three well proportioned bedrooms, the main of which benefitting from both an EN-SUITE shower room and full height fitted wardrobes, and RECENTLY REFITTED MAIN BATHROOM with feature tiling and a modern three piece suite. Double glazing and gas central heating have been installed throughout. To the front of the property is a garden with mature plants and shrubs with a path leading to the front door while to the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and features a large lawn and stone flagged patio area. Early viewing is strongly recommended. Council Tax: C. EPC: C.

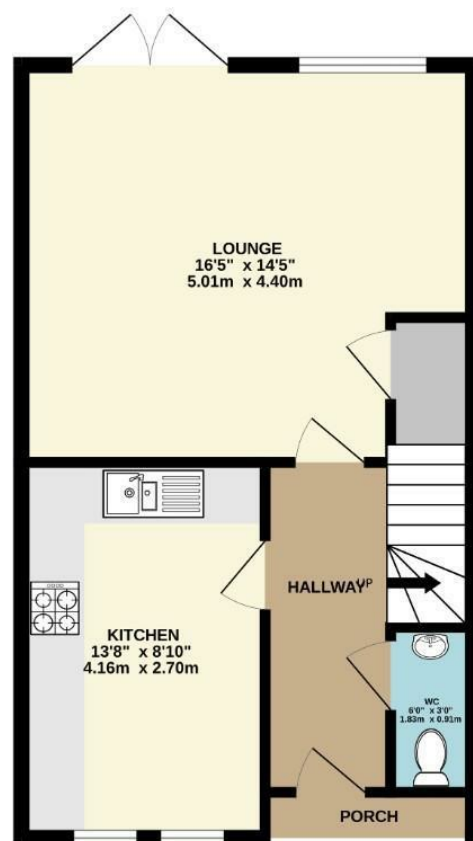
- Well presented three bedroom modern mews
- Well regarded gated development
- Westerly facing rear garden
- Secure allocated off road parking
- Mid way between Chorlton and Didsbury Village Centres
- Main bedroom with en-suite + fitted wardrobe
- Recently refitted bathroom
- Ideal for young couple or family
- Council Tax: C. EPC: C



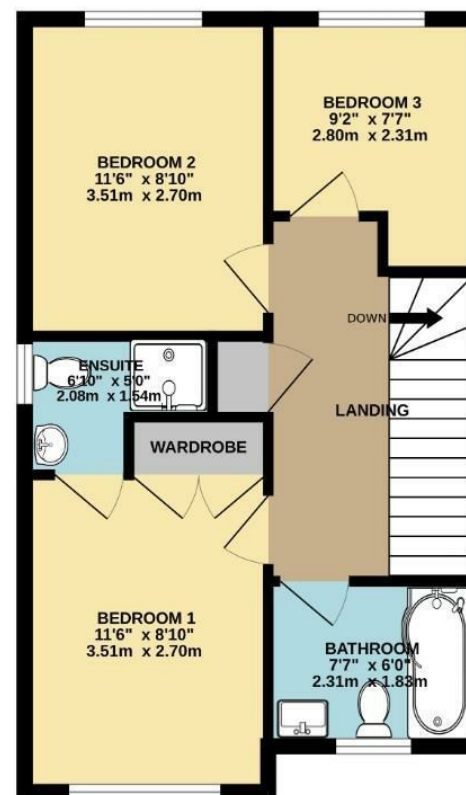
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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