



## 3 CORDA AVENUE | NORTHENDEN

£225,000

\*\*\*BEST OFFERS IN WRITING BY 12pm WED 12th FEBRUARY TO [robert@ianmacklin.com](mailto:robert@ianmacklin.com) WITH SUPPORTING FINANCIAL INFORMATION/PROOF OF FUNDS\*\*\* A semi detached family home in a sought after location. The accommodation is well maintained but represents an exciting opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained. The accommodation briefly comprises entrance hall, through sitting / dining room with adjacent kitchen with door to the rear, three bedrooms and bathroom/WC. Opportunity to convert the front gated gardens to a driveway providing off road parking. The gardens to the rear incorporate delightful gardens laid mainly to lawn. Viewing is essential to appreciate the potential on offer.

POSTCODE: M22 4JX

## DESCRIPTION

This traditional semi detached family home is well maintained but provides the exciting opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained.

The accommodation is approached via the entrance hall. There is a full depth sitting/dining room and the ground floor accommodation is completed by the kitchen with access onto the rear gardens. To the first floor there are three bedrooms serviced by the family bathroom/WC.

The location is ideal being within easy reach of Wythenshawe Park and the surrounding network of motorways.

A superb opportunity and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Understairs storage cupboard.

#### SITTING / DINING ROOM

**20'4 x 11'0 (6.20m x 3.35m)**

Running the full depth of the property with ample space for living and dining suites. Gas fire with tiled surround and hearth. PVCu double glazed bay window to the front. PVCu double glazed window to the rear. Radiator. Picture rail. Television aerial point. Telephone point. Door to;

#### KITCHEN

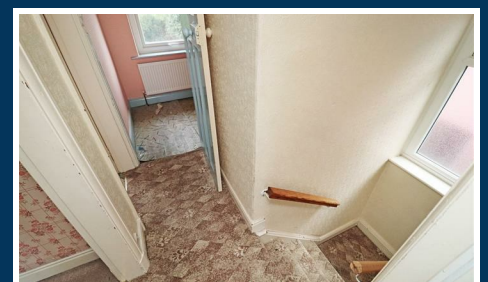
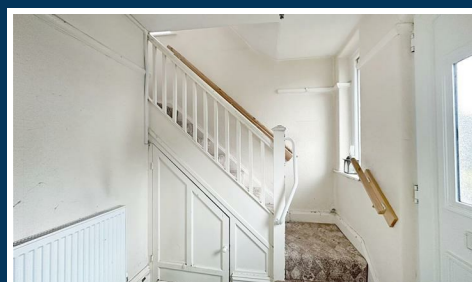
**8'3 x 7'1 (2.51m x 2.16m)**

With base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for all appliances. Wall mounted Worcester combination gas central heating boiler. Radiator. Fitted storage cupboard. Store room with PVCu double glazed window to the side. Tiled splashback. PVCu double glazed door and window to the rear.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.



## BEDROOM ONE

13'0 x 11'0 (3.96m x 3.35m)

PVCu double glazed window to the front. Radiator. Picture rail. Telephone point.

## BEDROOM TWO

11'0 x 7'6 (3.35m x 2.29m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

8'3 x 7'1 (2.51m x 2.16m)

PVCu double glazed window to the rear, Radiator.

## BATHROOM

7'1 x 6'7 (2.16m x 2.01m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, wash basin and WC. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Fitted storage cupboard.

## OUTSIDE

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

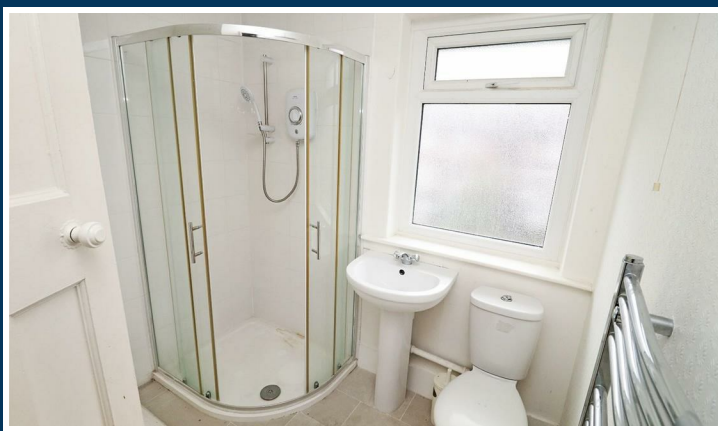
Manchester City Council Band 'C'

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

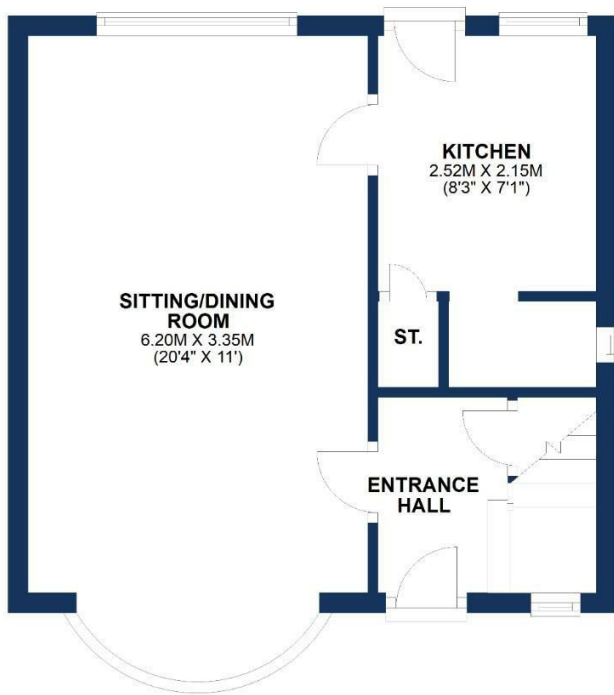
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

### GROUND FLOOR

APPROX. 31.2 SQ. METRES (335.9 SQ. FEET)



### FIRST FLOOR

APPROX. 31.2 SQ. METRES (335.9 SQ. FEET)



TOTAL AREA: APPROX. 62.4 SQ. METRES (671.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



#### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM