

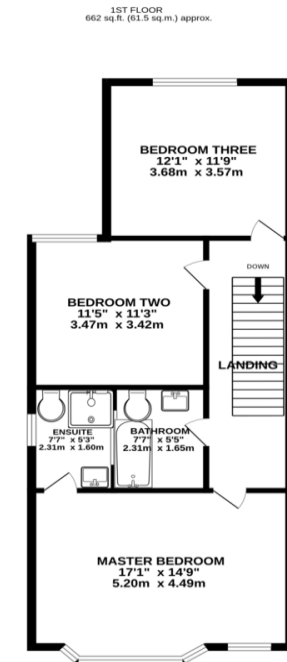


- Fantastic location
- Three good size bedrooms
- En-suite
- Modern kitchen

Nicolas Road, Chorlton Cum Hardy, Manchester, M21 9LR

£560,000

South Manchester Homes are pleased to offer for sale this beautifully presented 3 bedroom semi detached on Nicolas Road in Chorlton, South Manchester. Located on a popular road close to the centre of Chorlton and Oswald Primary School this Victorian semi briefly comprises of large welcoming hallway, living/dining room, separate kitchen with base/eye level units with all the mod cons and large sitting room to the rear. Upstairs there are 3 large bedrooms the main with an ensuite shower room and family bathroom with shower above the bath. To the front of the property is a welcoming pathway and to the rear there is a well presented large patio area. Viewing highly recommended. Offered with no onward chain.



TOTAL FLOOR AREA: 1337 sq. ft. (124.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, rooms and any other areas 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 on such by any prospective purchaser. The symbols, systems and nomenclature shown have not been tested and no guarantee is given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.