



*jordan fishwick*

**NORTHENDEN**  
Morrell Road





**Morrell Road,  
Northenden, M22 4WJ**

**Guide Price £375,000**

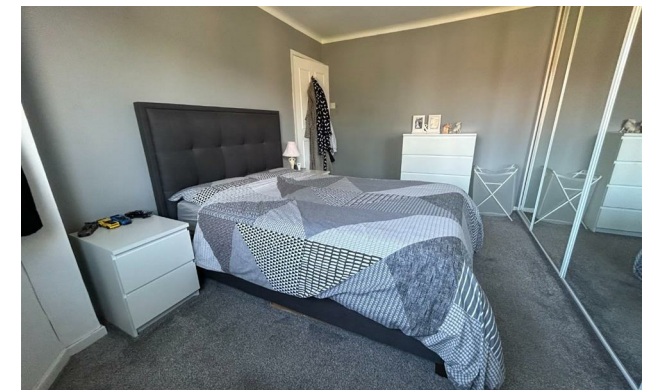


### The Property

A skilfully EXTENDED and SUPERBLY PRESENTED three bedroom semi detached family home, with a south-easterly facing rear garden, IMPRESSIVE KITCHEN, living room over 22ft, additional reception room with bay window and an ideal location close to NORTHENDEN VILLAGE & St. Wilfrid's C of E Primary School, with transport links to Manchester Airport and Manchester City Centre nearby. The stylish living space benefits from gas central heating and uPVC double glazed windows and in outline comprises :- Entrance hall with W/C off, open plan living / dining room with additional reception room to the front, recently fitted kitchen with integrated appliances, three bedrooms, main with fitted wardrobes and a tiled bathroom with three piece suite. Off-road parking to the front of the property, and a lawned garden to the rear with garage.

### Directions

M22 4WJ





- Extended family home
- High level of presentation
- Three bedrooms
- Two large reception rooms
- Modern kitchen & appliances
- Gas central heating
- uPVC double glazing
- South Easterly facing garden
- Off-road parking
- Convenient location

Postcode - M22 4WJ

EPC Rating - D

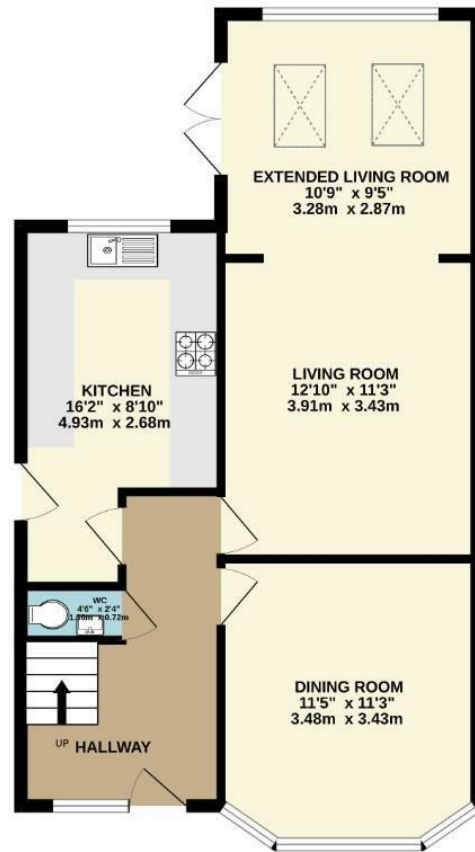
Floor Area - 1130.00 sq ft

Local Authority - Manchester City Council

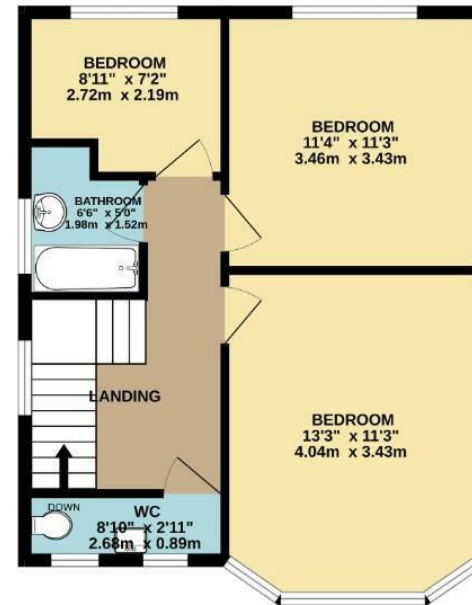
Council Tax - C



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (104.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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