



*jordan fishwick*

MANCHESTER  
Old Hall Lane





# Old Hall Lane, Manchester, M13 0TH

Guide Price £450,000



## The Property

An impressive & significantly extended, four bedroom, two bathroom, semi-detached property enjoying a large corner plot with lovely south facing gardens and a convenient location which is within easy reach of Birchfield's Park, Manchester Grammar School and Longsight Market.

This incredibly spacious property includes a through lounge/living/dining room extending over 35ft, a generous breakfast kitchen with a comprehensive range of fitted units, useful utility/office and a good sized bedroom with adjoining shower room. To the first floor, there are three double bedrooms, modern shower room and separate WC. In addition, there is a useful loft room with pull-down ladder, skylight, lighting & power.

Externally, a gated block paved driveway provides ample parking, whilst gated access to the side leads to the southerly facing rear garden which is laid mainly to lawn, with a flagged seating area, stocked flowerbeds and mature borders.

Old Hall Road is a popular residential area located close to Levenshulme, Fallowfield and Longsight. There are excellent transport links into Manchester City Centre, The Universities and Hospitals, in addition to outstanding schools and a range of shops, bars and restaurants.

## Directions

### M13 0TH





- Impressive 4 bedroom family home
- Significantly extended to the side & rear
- Living/Dining Room over 35ft
- Spacious breakfast kitchen
- Two shower rooms & separate WC
- Useful loft room & utility/office
- Gas heating & uPVC double glazing
- Large corner plot with south facing garden
- Block paved driveway
- Convenient location

Postcode - M13 0TH

EPC Rating - C

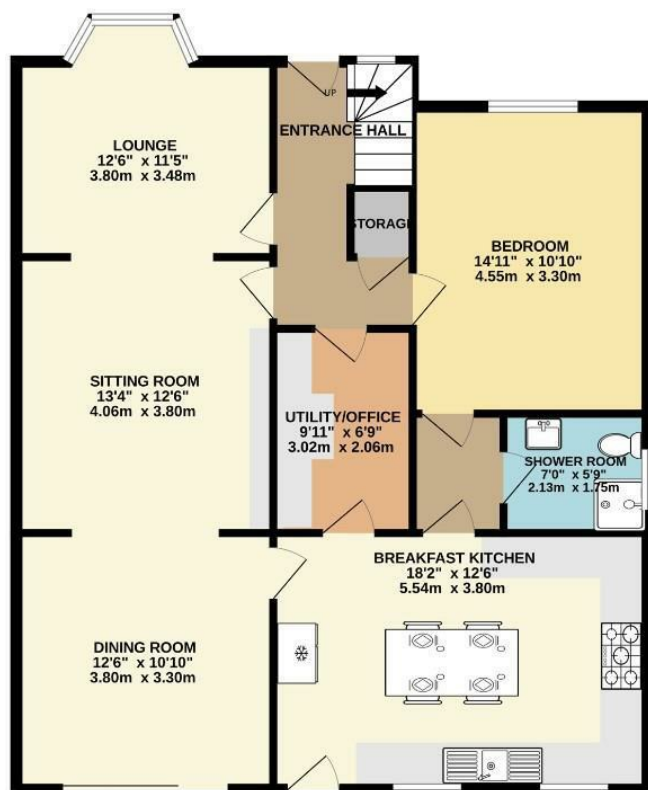
Floor Area - 1725.00 sq ft

Local Authority - Manchester City Council

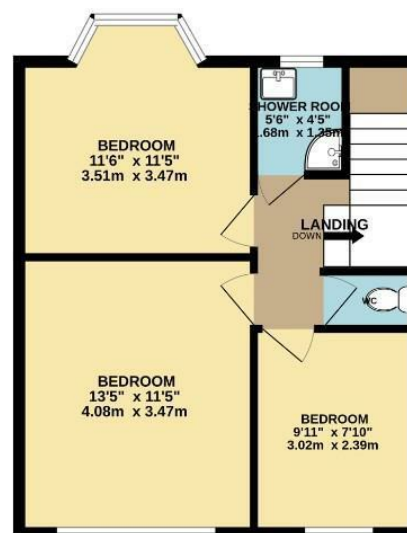
Council Tax - C



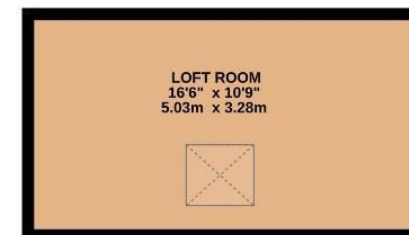
GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



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



2ND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.2 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

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk