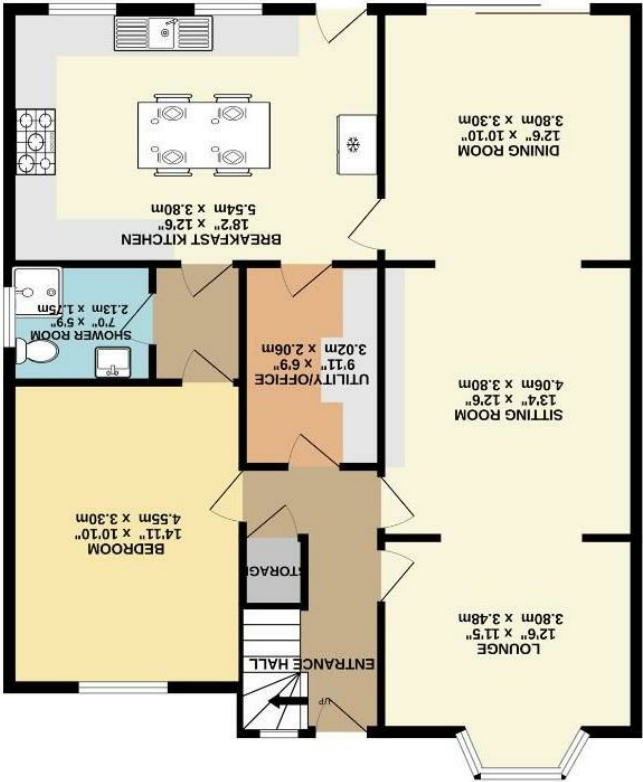


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

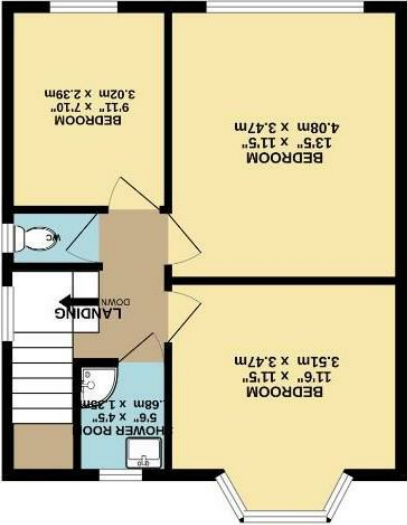


Measurements are approximate. Not to scale. Illustrative purposes only.
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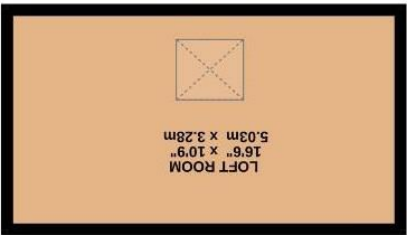
TOTAL FLOOR AREA: 1725 sq.ft. (160.2 sq.m.) approx.



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.





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.

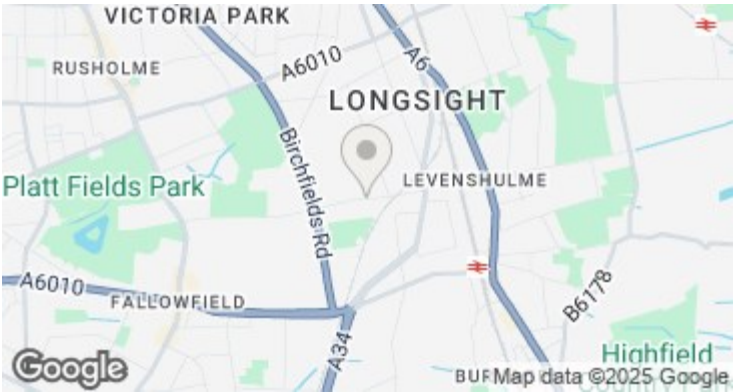
Old Hall Road is a popular residential area located close to Levenshulme, Fallowfield and Longsight. There are excellent transport links into Manchester City Centre, The Universities and Hospitals, in addition to outstanding schools and a range of shops, bars and restaurants.

- 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



Directions

M13 0TH



Postcode - M13 0TH

EPC Rating - C

Floor Area - 1725.00 sq ft

Local Authority - Manchester City Council

Council Tax - C



Old Hall Lane, Manchester M13 0TH

£450,000

