



jordan fishwick

77A Church Road, M22 4WD
Guide Price £415,000



Church Road Northenden M22 4WD

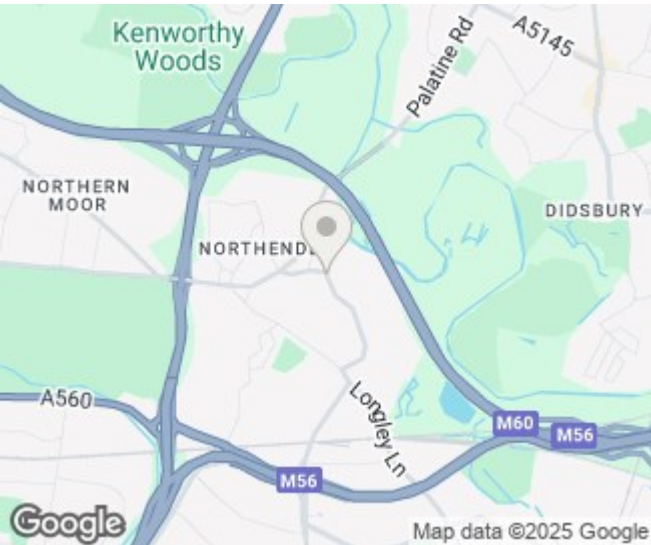
Guide Price £415,000



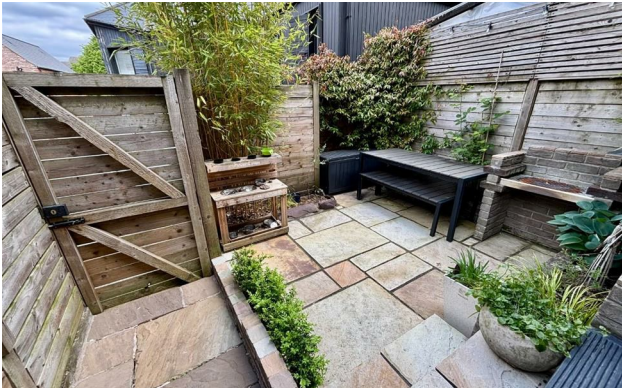
An impressive, four double bedroom townhouse forming part of a historic building in Northenden, with a wonderful level of living space over three floors extending over 1500 sq ft and a convenient location which is within easy reach of Northenden Village, Didsbury, walks along The River Mersey, Manchester Airport and the city centre. The property is also ideally situated for excellent local schools. Presented to a high standard throughout with numerous noteworthy features including the four excellent double bedrooms, two modern bathrooms, a lovely & light open plan modern living/dining area with double doors to the landscaped garden as well as the impressive kitchen with a comprehensive range of fitted units, downstairs WC, uPVC double glazing and gas central heating. In addition, there is an easy to maintain garden with decked seating area, paved section with brick barbeque and a tandem driveway providing parking for two vehicles. (NB We are advised there is potential to develop the basement, which mirrors the ground floor & has great development potential - subject to the usual permissions).

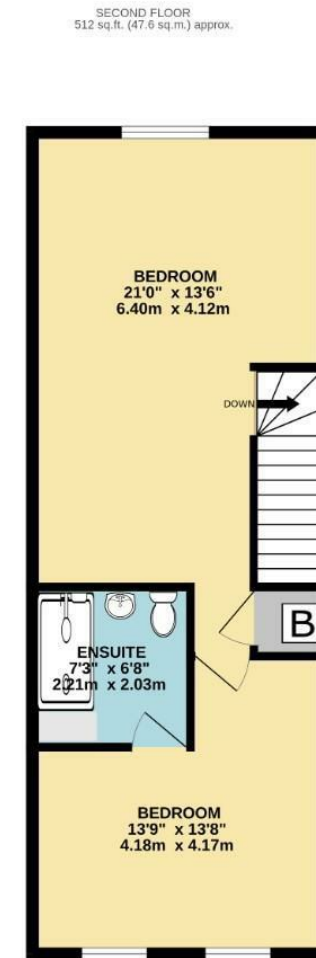
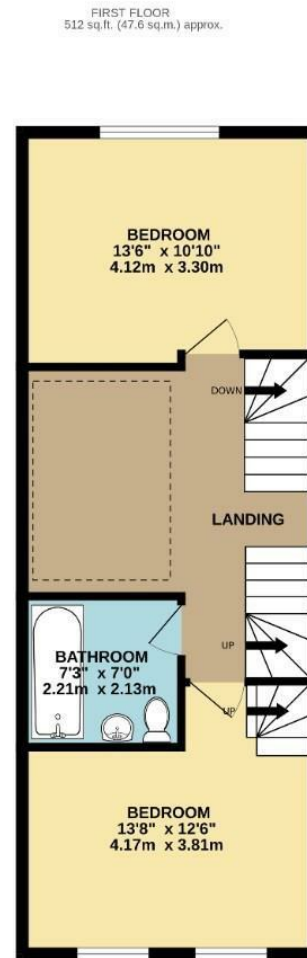
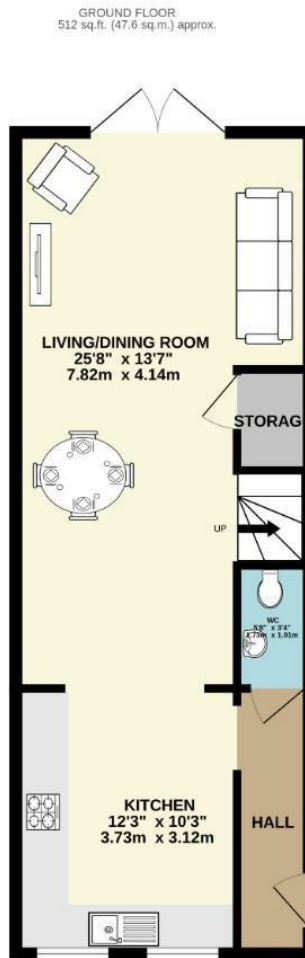


- Superb townhouse over 1500 sq ft
- High level of presentation throughout
- Four double bedrooms
- Two modern bathrooms & Downstairs WC
- Open plan ground floor living space over 37ft
- Comprehensively fitted kitchen
- Landscaped garden & decked seating area
- Tandem parking space
- Council tax - D / EPC - B
- Close to Northenden Village, Didsbury & The River Mersey



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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