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GARDEN
ROOFING

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17 Moor Road, Manchester, M23 9BQ

Immaculately presented, ready to move into three bedroom semi-detached property situated within close proximity to the Metrolink, Wythenshawe Park and Brookway Retail Park. Also in easy reach of Wythenshawe Hospital and Manchester Airport, this property is bound to appeal to a range of buyers. The property has been thoughtfully updated throughout the years by the owners and currently comprises: porch, entrance hall, bay fronted lounge, modern open plan kitchen, three well proportioned bedrooms, family bathroom and loft space providing storage. Externally, there is a gated block paved driveway, gated access down the side of the house to the detached garage and landscaped rear garden. Council Tax Band C. Freehold. EPC Rating C.

£350,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch

2'3" x 6'4"

Accessed via UPVC double doors.

Hallway

6'4" x 12'5"

Welcoming entrance hallway, with laminate flooring, radiator, ceiling light point and understairs storage.

Lounge

11'11" x 13'10" (excl. bay)

Bay fronted reception room with UPVC windows to the front aspect, electric fireplace creating a focal point to the room, laminate flooring, ceiling light point, wall light points and radiator.

Kitchen Diner

19'4" x 9'10"

Open plan kitchen diner fitted with modern kitchen units with quartz worksurfaces and integrated eyelevel double oven and microwave. Space for white goods. LVT flooring, ceiling light points, UPVC windows to the rear and side aspects, UPVC door and sliding patio door to access the garden.

First Floor

First floor landing with carpeted flooring, ceiling light point, UPVC window to the side aspect and hatch to access the loft which is used for storage.

Master Bedroom

11'1" x 12'1" (excl. bay)

Bay fronted double bedroom with UPVC windows to the front aspect, fitted wardrobes and cupboards, carpeted flooring, ceiling light point and radiator.

Bedroom Two

11'1" x 11'9"

Double bedroom with UPVC window to the rear aspect overlooking the garden, carpeted flooring, ceiling light point and radiator.

Bedroom Three

7'10" x 7'10"

Good sized third bedroom with carpeted flooring, UPVC window to the front aspect, radiator and ceiling light point.

Bathroom

8'2" x 7'6"

Three piece suite comprising p-shaped bath with shower above and glazed shower screen, low level WC and wash basin unit with storage beneath. Store cupboard housing the Worcester combination boiler which was installed in 2022. Tiled walls, ceiling light point and chrome towel radiator.

Externally

The front of the property is set back behind brick wall with gates to access the driveway which is block paved. Double gates down the side of the property to the detached garage. The rear garden is mainly laid to lawn with Indian stone patio areas. The rear patio area features a timber pergola.

Detached Garage

8'10" x 17'8"

With up and over door to the driveway.

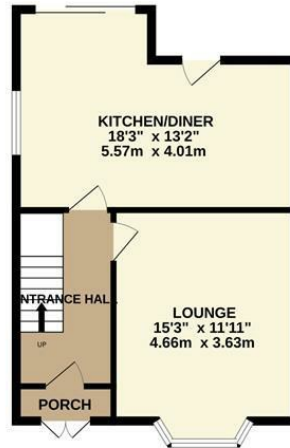
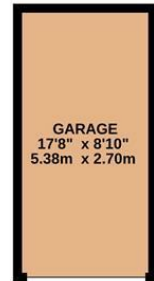


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

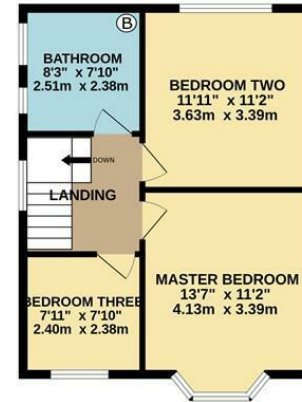
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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