



# 17 Stortford Drive, Manchester, M23 0FX

Well presented three bedroom end terrace property situated in a popular area, close to Northern Moor Metrolink, the nearby shops, good schools and the popular Wythenshawe Park.

This well maintained home is bound to appeal to a range of buyers and we recommend early viewing to avoid disappointment. Briefly comprises; porch, hall, lounge open to dining room, fitted kitchen and sun room. To the first floor three sizeable bedrooms and a family bathroom. Externally there is a front lawn and gated driveway for two cars, access down the side of the property leads to the well manicured enclosed garden that is mainly laid to lawn, with a patio area for seating. Freehold. Council Tax Band A. EPC - C Rating. CALL NOW TO VIEW!

## £265,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Porch

UPVC porch with windows to front and side aspect.

#### Hall

Accessed via UPVC door window to side aspect. Understairs storage cupboard housing meters.

#### Lounge

Reception room with window to the front aspect, gas fireplace, laminate flooring, ceiling light point, radiator and opening to the dining room.

#### Dining Room

Window enjoying views of the rear garden, laminate flooring, ceiling light point. Hatch through to kitchen.

#### Kitchen

Modern kitchen, fitted with a range of wall and base level units, sink with mixer tap, gas hob, extractor hood, electric oven and integrated fridge freezer. Tiled flooring, ceiling spotlighting and radiator.

#### Master Bedroom

Great sized double bedroom benefitting from fitted wardrobes. Window to the front aspect, radiator, ceiling light point and carpeted flooring.

#### Bedroom Two

Another double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator. Cupboard housing 'Ideal' combination boiler,

#### Bedroom Three

Larger than average single bedroom with fitted storage. Window to the front aspect, carpeted flooring, ceiling light point and radiator.

#### Bathroom

Four piece suite comprising; cubicle shower, bath tub, low level WC and hand wash basin in vanity unit. Window to rear and side aspect.

#### Outside

Externally there is a front lawn and gated driveway for two cars, access down the side of the property leads to the well manicured enclosed garden. The garden is mainly laid to lawn with a patio area for seating.

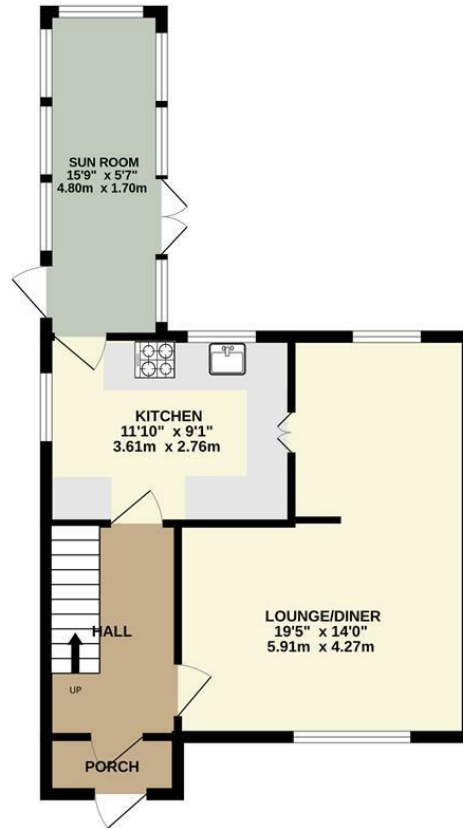


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

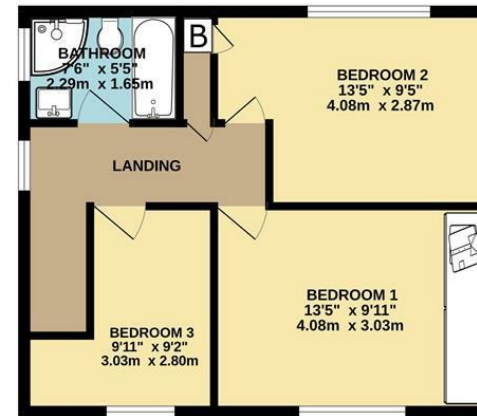
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>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



GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 937 sq.ft. (87.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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