



13 Parkwood Road, Manchester, M23 0AA

£310,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# *jordan fishwick*

- 1930's Three Bedroom Semi-Detached
- NO CHAIN
- Cul-De-Sac Location close to Motorway Links
- Backing on to the popular Wythenshawe Park
- Driveway Parking & Detached Garage
- Leasehold - 999 Years from 1935
- Council Tax Band C
- EPC Rating Awaited

## **\*\*NO CHAIN\*\***

Built in 1930s this three bedroom semi-detached offers a wealth of opportunity to create a beautiful family home with potential for adaptations/extension (subject to planning permission) whilst retaining its charm. Situated on a quiet residential road on a spacious plot with driveway parking/garden to the front and substantial, mature garden to the rear, backing onto Wythenshawe Park.

The ground floor comprises: hallway with understairs cupboard, spacious lounge opening to the dining room with doors to the garden, and fitted kitchen to the side with dual aspect windows. To the first floor there are three bedrooms and family bathroom.

909 Years Remaining on Lease. Ground Rent - TBC. EPC Rating Awaited. Council Tax Band C.

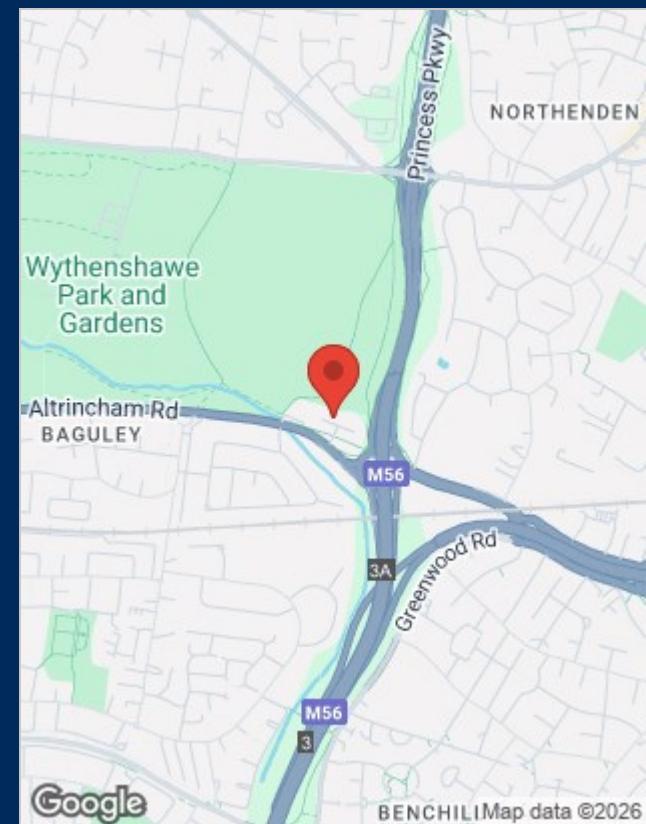




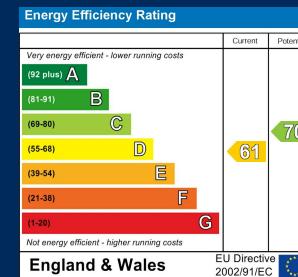
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.