



*Jordan fishwick*

136 Nicolas Road, Chorlton, M21 9LT  
Guide Price £675,000



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### The Property

Located on a highly regarded and sought after road only a short stroll from Chorlton Village, Longford Park and Beech Road is this truly spectacular THREE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN property which offers a unique blend of character, modern living and curated contemporary styling having been beautifully modernised and updated by the current owners. This charming property offers spacious and light accommodation throughout, ideal for a couple or family and benefits from a LANDSCAPED REAR GARDEN as well as a DRIVEWAY providing off road parking. Upon entering you are welcomed by striking geometric tiles and bespoke wooden panelling which instantly create a warm and inviting atmosphere. There are two spacious reception spaces, including the 21ft OPEN PLAN LIVING/DINING/KITCHEN that provide ample room for relaxation and entertaining. The location further adds to the appeal, being situated within walking distance of all local amenities, schools and transport links including the Metro. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, open plan living/dining/kitchen with integrated appliances, SOLID GRANITE COUNTERTOPS and French patio doors that lead out to the rear garden, w/c fitted with a beautiful period style Burlington suite. To the first floor there are three generously proportioned bedrooms, both the main and second benefitting from bespoke fitted wardrobes and bathroom, with custom panelling, feature tiled flooring and pink freestanding roll top bath. Both double glazing and gas central heating have been installed. Externally to the front there is a block paved driveway while to the rear the beautifully landscaped garden offers a serene retreat, ideal for enjoying the outdoors or hosting summer barbecues with large lawn, timber decking, tiled patio and well stocked beds. This exquisite property is a rare find and certainly not one to be missed.

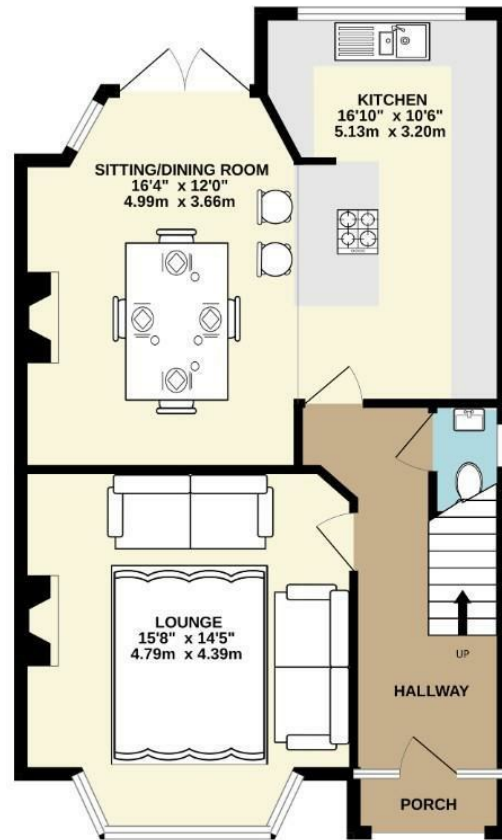
- Immaculately presented and thoughtful curated semi detached Edwardian residence
- Three good sized double bedrooms
- Highly regarded road well placed for Chorlton Village, Beech Road and Longford Park
- Driveway providing off road parking
- Landscaped rear garden
- Unique blend of character and modern living
- Short stroll from all local amenities, schools and transport links
- Ideal for a couple or family
- Move-in ready condition having been stylishly updated throughout
- Council Tax: C. EPC:



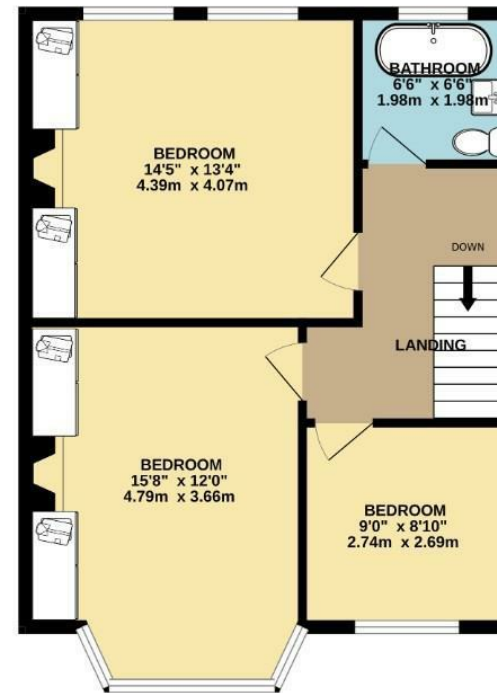
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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