

jordan fishwick

40 Nicolas Road, Chorlton, M21 9LR

Guide Price £450,000

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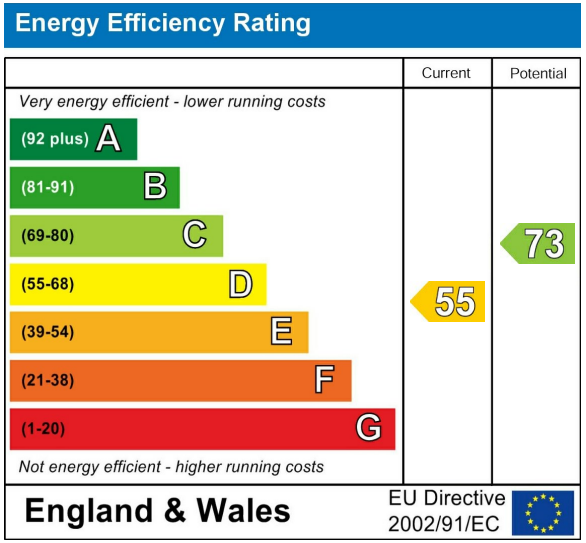


The Property

NO CHAIN REQUIRES MODERNISATION*** Located on a well regarded road ideally placed for both Chorlton Village and Longford Park is this delightful THREE DOUBLE BEDROOM QUASI SEMI DETACHED PERIOD PROPERTY which provides spacious and light accommodation with MANY ORIGINAL FEATURES throughout. This splendid property requires modernisation and will prove ideal for a young couple or family due to the close proximity to all local amenities and transport links in Chorlton Village, Beech Road with its array of independent shops, cafes and restaurants as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window open to the dining room, morning room, kitchen. To the first floor there are three generously proportioned double bedrooms, the main benefitting from a large bay window and original cast iron fireplace and bathroom fitted with a three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property there is a walled garden with gated path leading to the front door. To the rear a walled courtyard garden features a decorative gravel patio area and brick built storage shed. Early viewing is most highly recommended.

- NO CHAIN
- Requires modernisation
- Semi detached period property
- Three double bedrooms + three reception rooms
- Highly regarded and sought after road
- Walking distance from Chorlton Village, the Metro and Beech Road
- Ideally placed for multiple local schools and Longford Park
- Many original features retained
- Council Tax: B. EPC: D











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

1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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