



*Jordan fishwick*

116 Nicolas Road, Chorlton, M21 9LT  
Guide Price £695,000

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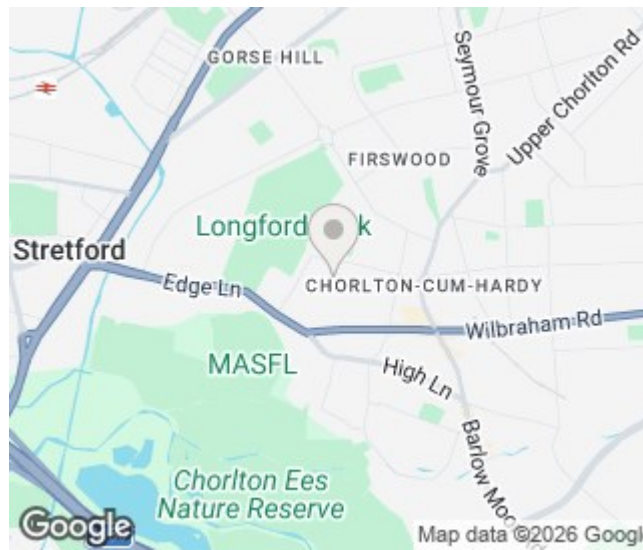
Guide Price £695,000



## The Property

A truly spectacular, immaculately presented FOUR BEDROOM SEMI DETACHED PERIOD PROPERTY of character, located on a well regarded and sought after road ideally placed for Chorlton Village, Longford Road and the vibrant scene of Beech Road. This superb property has been stylishly decorated and updated to an exemplary standard throughout by the current owners who have created a contemporary family home that is offered for sale in MOVE-IN READY condition. MANY ORIGINAL FEATURES have been maintained and the property is within easy walking distance of all local amenities, schools, parks and transport links including the Metrolink. The accommodation briefly comprises: covered porch, entrance hallway with original stained glass front door and period style chequered tiled flooring, cloakroom/wc, spacious lounge with large bay window and LOG BURNING STOVE plus sliding pocket doors leading through to the 22ft open plan living/dining/kitchen, fitted with a bespoke shaker style kitchen with SOLID QUARTZ COUNTERTOPS and French patio doors to the landscaped rear garden. The first floor reveals four good sized bedrooms, both the main and second benefitting from an original cast iron fireplace plus full height fitted wardrobes and bathroom, fitted with a modern four piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property there is a walled garden with mature plants and shrubs plus a block paved DRIVEWAY provides off road parking. To the rear, a generous fenced and enclosed garden has been mainly laid to lawn with well stocked beds and two Indian Sandstone patio areas with one featuring a delightful timber pergola. An internal viewing of this wonderful home is most highly recommended.

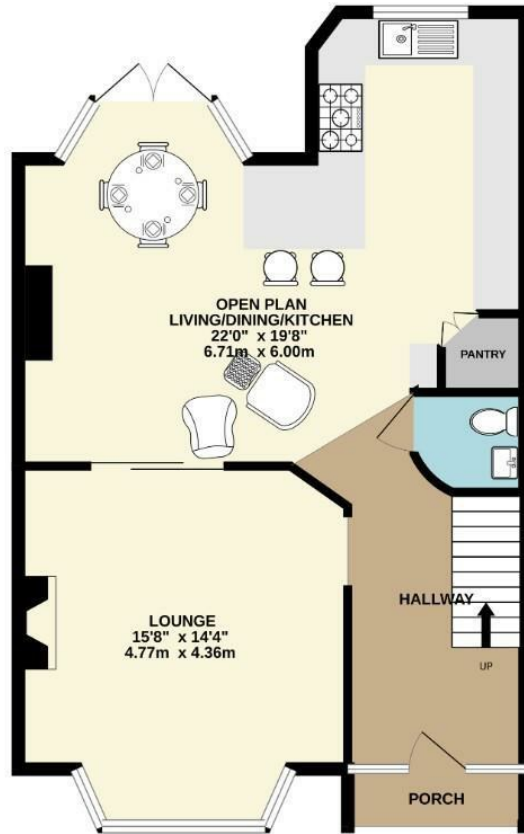
- Immaculate presented semi detached Edwardian property
- Four good sized bedrooms
- Driveway + landscaped rear garden
- Stylishly renovated and updated by the current owners
- Move-in ready family home
- Many original features retained
- Ideally placed for multiple local schools and parks
- Short stroll from Chorlton Village, Beech Road and Longford Park
- Council Tax: C.



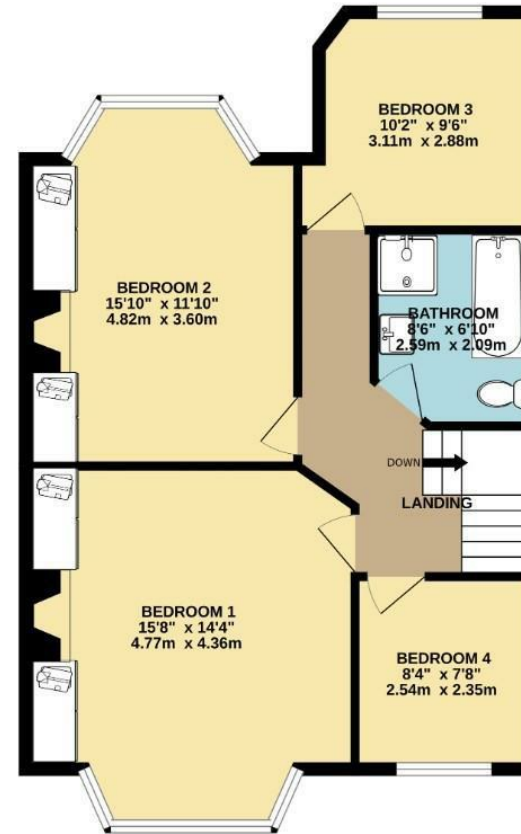
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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