



Jordan fishwick

7 Rokeby Avenue, Stretford, Manchester, M32 8HU

£499,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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*** RE-LISTED ** NO CHAIN***A beautifully presented THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY, located on a quiet residential CUL-DE-SAC just a stone's throw from all local amenities, the Metro, Stretford Grammar School, Turn Moss, the River Mersey, Chorltonville and M60 and M56 motorways. This splendid property offers spacious and light family accommodation of over 1150sqft and further benefits from both OFF ROAD PARKING large enough for two cars and a LARGE SOUTH FACING GARDEN. With scope to extend (stpp) this splendid property is not one to be missed. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with solid oak flooring, polished Venetian plastered chimney breast, large bay window and full height French patio doors opening to the rear garden, dining room with a cast iron Victorian fireplace, polished Venetian plastered chimney breast, original wooden flooring and bay window. The 18ft kitchen has a Cosmic Black solid granite breakfast bar, worktops, splash back, upstands and window ledges, and all appliances are fully integrated. To the first floor are three well proportioned double bedrooms, bathroom and separate w/c with matching Cosmic Black solid granite surfaces. To the front of the property is a garden with lawn and mature trees and shrubbery as well as a driveway, extending to the side of the property leading to the DETACHED GARAGE with electricity and water supplies. To the rear, a superb Southerly facing garden, mainly laid to lawn with an electric powered water feature running into an ornamental pond, stone patio and large beds. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. EPC D. Council tax band C.

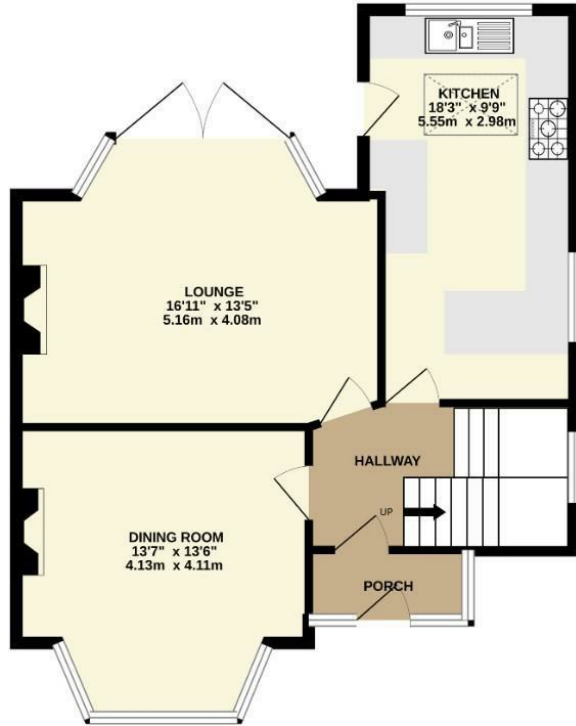
HMRC DIRECTIVE

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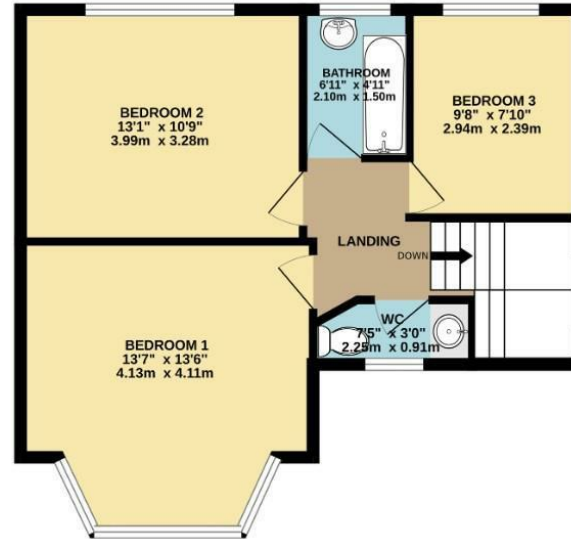


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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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