



jordan fishwick

10 Michaels Close, Northenden, M22 4FX
Guide Price £460,000

Michaels Close Manchester M22 4FX

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A superb FIVE BEDROOM townhouse boasting a modern design with excellent living space arranged over three floors and superb views over the River Mersey.

Enjoying all the modern comforts one would expect, including gas central heating, uPVC double glazing, modern family kitchen with high quality integrated appliances, bi-fold doors to the enclosed rear garden, luxury bathroom & en-suite shower room, a generous integral garage and downstairs WC.

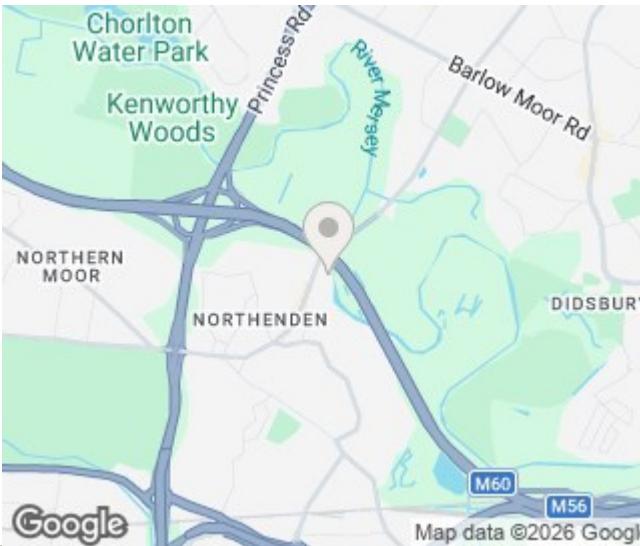
In addition, there are twin 'Juliette' balconies off the living room, a walk-out terrace on the top floor with lovely views, a block paved driveway and bin store to the front and a convenient position, being located on the cul-de-sac section of Michaels Close. The house is also ready to move into with no onward chain.

There is direct gated access to the extensive walks along the banks of the River and the property is also within easy reach of a local park, excellent schools, Northenden & Didsbury Villages and the motorway network.





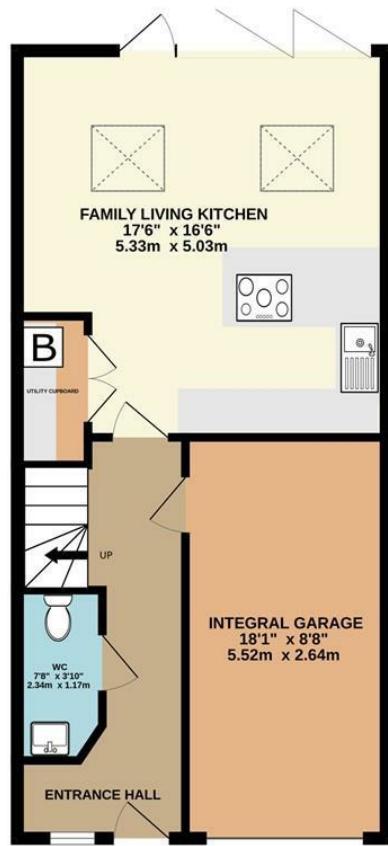
- Superb modern townhouse
- High spec living space over three floors
- Five bedrooms & two bathroom
- Open plan family kitchen & downstairs wc
- Bi-fold doors to the rear garden
- Juliette balconies & walk-out sun terrace
- Great views over the River Mersey
- Integral garage and block paved driveway
- Cul-de-sac location
- Ready to go with no chain



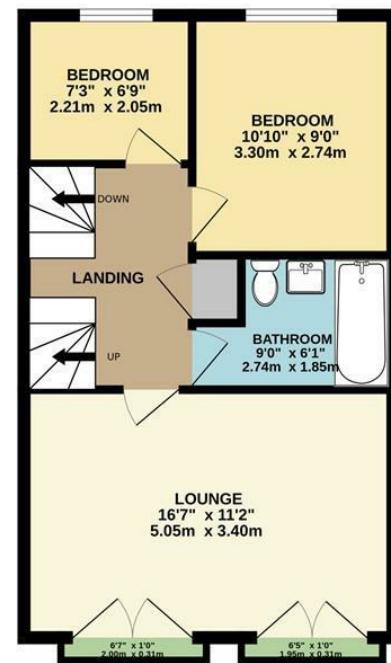
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



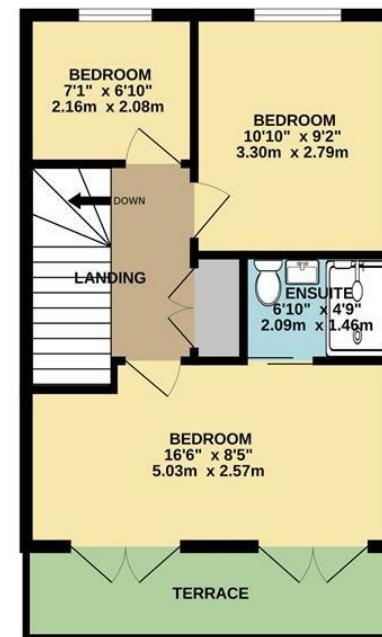
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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