



HBA

*Jordan fishwick*

3 Reynard Road, Chorlton, M21 8DB  
Guide Price £300,000



## 3 Reynard Road, Chorlton, Manchester, M21 8DB

Auction Guide £300,000



### The Property

This property is for sale by MODERN METHOD OF AUCTION powered by IAmSold LTD - Starting Bid £300,000 + Reservation Fee. Buyers Fees apply. Subject to reserve price. CASH BUYERS ONLY \*\*\*NO CHAIN\*\*FULL MODERNISATION REQUIRED\*\*\* Positioned on a highly regarded road just off Beech Road is this THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY providing spacious and light accommodation over two floors and cellars. Ideally placed within only a short stroll from the vibrant scene of Beech Road, Chorlton Ees as well as all amenities and transport links in Chorlton Village this delightful property will prove an ideal family home and provides a rare opportunity for the purchaser to create their dream home with the option to convert both the cellars and loft space to additional accommodation as well as internal layout alterations (subject to the usual planning permissions/consents). The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, dining room, kitchen. To the first floor there are three good sized bedrooms, each with original cast iron fireplace and shower room. The multiple cellar chambers provide useful storage space and externally, to the front is a walled garden with gated path leading to the front door while to the rear a walled courtyard garden has been mainly laid to lawn. Early viewing is most strongly recommended. Council Tax: B.

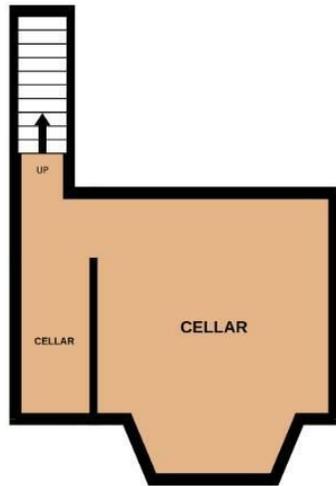
- NO CHAIN
- FULL MODERNISATION REQUIRED
- Three bedroom mid terrace period property
- Sought after road just off Beech Road
- Many original features retained
- Walking distance to all local amenities, schools and the Metro
- Scope to convert both loft and cellars
- Catchment area for Brookburn Primary School
- Ideal for young couple / family
- Council Tax: B



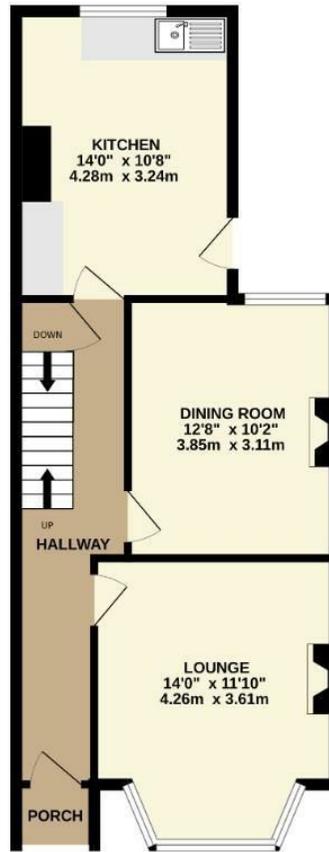
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



BASEMENT  
218 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington