



jordan fishwick

7 Caistor Close, Whalley Range, M16 8NW
Guide Price £325,000



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The Property

NO CHAIN A delightful THREE BEDROOM MODERN END MEWS located on a quiet residential CUL-DE-SAC just off Alexandra Road South. This splendid property benefits from a DRIVEWAY AND GARAGE providing ample off road parking and offers spacious and light accommodation throughout, ideal for a young couple or family. The property is well placed for all local amenities, schools, parks and transport links including the Metro plus Hough End Leisure Centre and playing fields are only a short stroll away. The accommodation briefly comprises: covered porch, entrance hallway, lounge with bay window, dining kitchen, conservatory, cloakroom/wc. To the first floor there are three good sized bedrooms and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property is a lawned garden and driveway which leads to the garage. To the rear a good sized fenced and enclosed garden features a large stone flagged patio area and beds stocked with an array of mature plants and shrubs. An internal viewing is most highly recommended.

- NO CHAIN
- Well presented modern end mews
- Three good sized bedrooms
- Quiet residential cul-de-sac
- Driveway and garage providing off road parking
- Well placed for Chorlton village and the Metro
- Walking distance to Hough End Playing Fields and Leisure Centre
- Ideal for young couple or family
- Council Tax: C. EPC: D



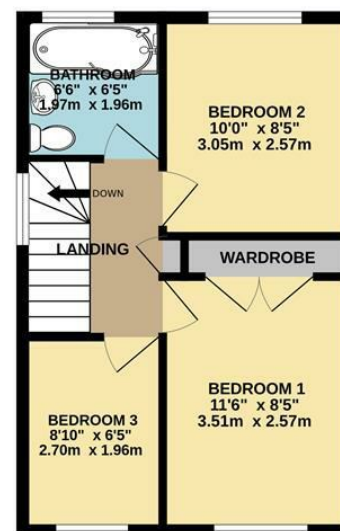
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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 misstatement. 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.
Made with Metropax 62025



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