



*Jordan fishwick*

102 Corkland Road, Chorlton, M21 8XW  
Guide Price £375,000



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### The Property

Located at the end of a desirable CUL-DE-SAC only a short stroll from Chorlton Village, Beech Road and the Metro is this charming THREE BEDROOM, TWO BATHROOM MODERN END MEWS which offers spacious and light accommodation ideal for a young couple or family. The property benefits from a delightful SOUTHERLY FACING REAR GARDEN which invites plenty of natural light and offers a delightful outdoor space for gardening, dining, or simply enjoying the sunshine. Additionally there is a DRIVEWAY providing ample off-road parking and the property has been recently refurbished having been redecorated throughout and a BRAND NEW BATHROOM installed. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with bay window, dining kitchen. To the first floor there are three bedrooms, the main of which benefitting from an EN-SUITE shower room and bathroom, refitted with a new three piece suite. To the front of the property is a lawned garden and driveway providing off road parking which extends to the side. To the rear, a fenced and enclosed garden enjoys a sunny southerly aspect and features a large stone flagged patio area as well as beds stocked with an array of mature plants and shrubs. Double glazing and gas central heating have been installed throughout and an internal viewing is highly recommended.

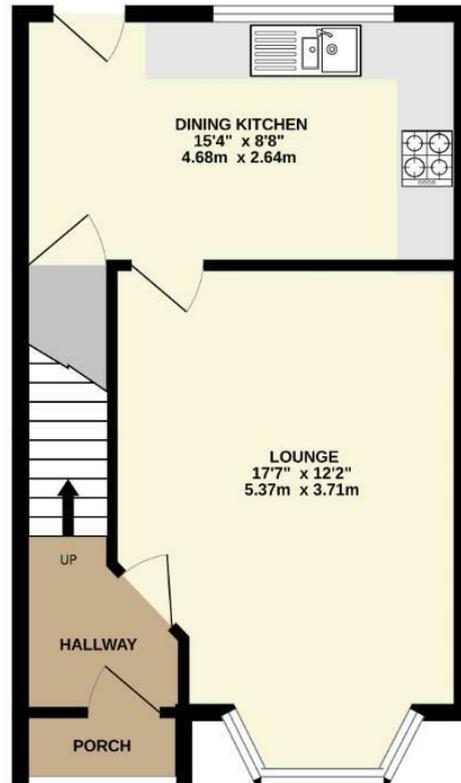
- NO CHAIN
- Delightful three bedroom modern end mews
- Southerly facing rear garden
- Quiet residential CUL-DE-SAC in a sought after central Chorlton location
- Driveway providing off road parking
- Walking distance to Chorlton Village, Beech Road and the Metro
- Newly fitted bathroom
- Well placed for multiple local schools and parks
- Ideal for young couple or family
- Council Tax: C. EPC: D



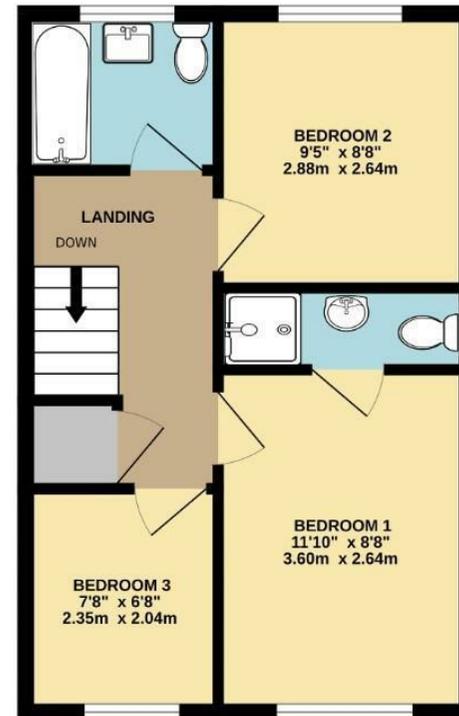
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>62</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<br>2002/91/EC |           |



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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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