



jordan fishwick

19 Vicars Road, Chorlton, M21 9JB
Guide Price £425,000

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Manchester, M21 9JB**

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The Property

NO CHAIN Located on a highly regarded road in Chorlton Green is this delightful THREE BEDROOM END TERRACE PERIOD PROPERTY which benefits from a sunny Westerly facing courtyard garden and provides spacious and light accommodation throughout. The property is ideally placed within only a short stroll from the vibrant scene of Beech Road, multiple local parks as well as all amenities and transport links in Chorlton Village. The property would prove ideal for a young couple or family/first time buyers and further benefits from being within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting/dining room, kitchen, utility. To the first floor there are three bedrooms, the main of which being 14ft and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property is a garden with decorative gravel while to the rear, a walled courtyard garden enjoys a Westerly aspect, ideal for catching the afternoon/evening sun. An internal viewing is most strongly recommended. Sold with no chain. PHOTOS PRIOR TO TENANCY.



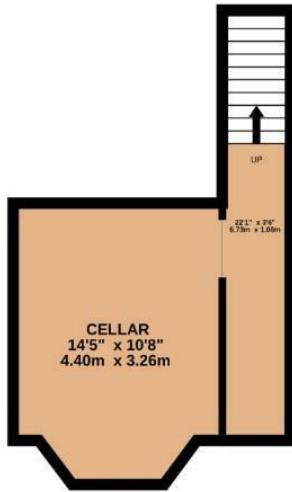
- NO CHAIN
- A spacious garden fronted end terraced period property
- Highly regarded road in a sought after Chorlton Green location
- Three bedrooms and two reception rooms
- West facing courtyard garden
- Walking distance to Beech Road, Chorlton Village and the Metro
- Catchment area for Brookburn Primary School
- Ideal for young couple/ family or first time buyers
- Photos prior to tenancy
- Council Tax: C. EPC: E



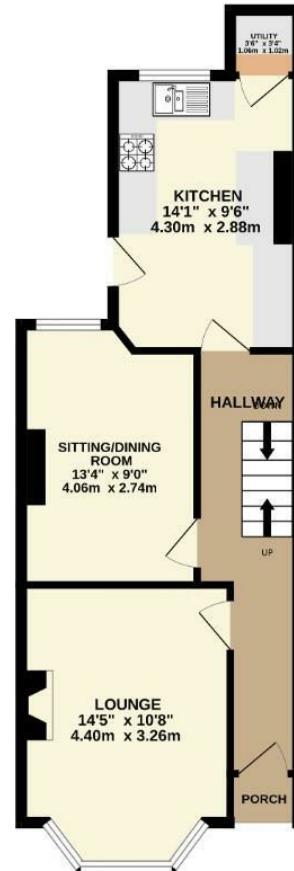
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BASEMENT
220 sq.ft. (20.4 sq.m.) approx.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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