jordan fishwick

108 Nicolas Road, Chorlton, M21 9LT

Offers Over £700,000

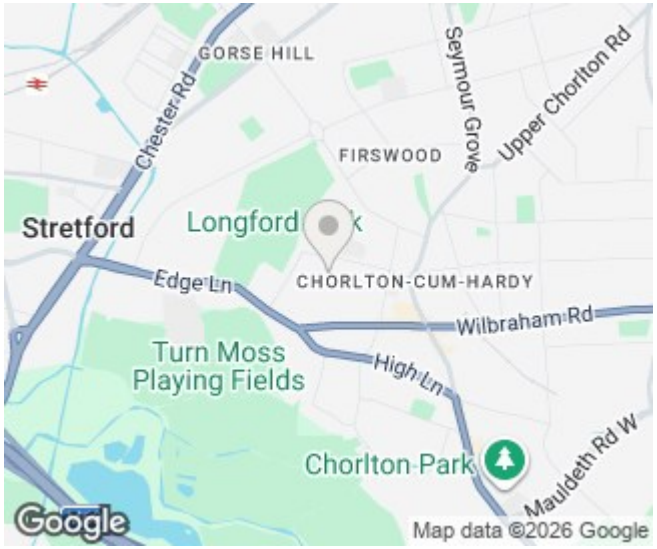
# 108, Nicolas Road, Chorlton, Manchester, M21 9LT

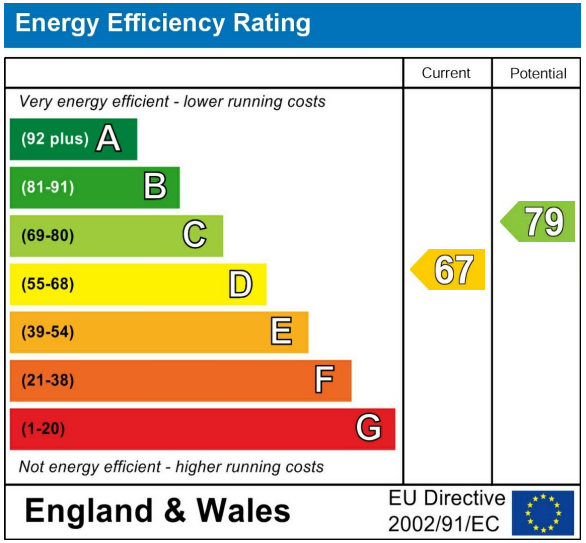
## Offers Over £700,000

## The Property

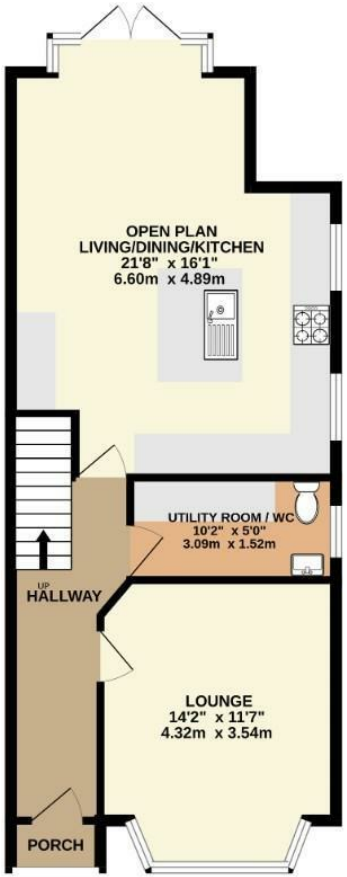
***NO CHAIN*** A superbly presented FOUR DOUBLE BEDROOM, FOUR BATHROOM SEMI DETACHED EDWARDIAN PROPERTY of character, located on a highly regarded and sought after road ideally placed for both Chorlton Village and Longford Park. Having been extensively refurbished and remodelled by the current owners, this delightful property is offered for sale in MOVE-IN READY CONDITION and offers spacious, versatile family ACCOMMODATION OVER THREE FLOORS. The property is conveniently situated within only a short stroll from all local amenities and transport links in Chorlton Village, multiple local schools and parks plus the vibrant scene of Beech Road with its array of independent shops, bars and restaurants are all within easy reach. The accommodation briefly comprises: covered porch, entrance hallway, utility room/wc, spacious lounge with large bay window, OPEN PLAN LIVING/DINING/KITCHEN with modern gloss units and integrated appliances plus large French patio doors leading out to the landscaped rear garden. To the first floor there are three generously proportioned double bedrooms, each benefitting from an EN-SUITE shower room and full height fitted wardrobes while the second floor reveals a further fourth double bedroom, also with en-suite and bespoke fitted storage. Both double glazing and gas central heating have been installed throughout. To the front of the property there is a garden with decorative gravel path to the front door while to the rear, a fenced and enclosed garden features a large raised timber deck, lawn and deep beds stocked with a vast array of mature plants and shrubs. Early viewing of this superb home is most strongly recommended.

- NO CHAIN
- Beautifully presented semi detached Edwardian family residence
- Four generously proportioned double bedrooms + four bathrooms
- Superb open plan living/dining/kitchen
- Versatile family accommodation over three floors
- Short stroll from both Chorlton Village and Longford Park
- Highly regarded and sought after road
- Walking distance from Beech Road and the Metro
- Move-in ready condition
- Council Tax: C. EPC: D



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.




1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.

TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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 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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