



*jordan fishwick*

143 Nicolas Road, Chorlton, M21 9LS  
Guide Price £525,000



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Manchester, M21 9LS**

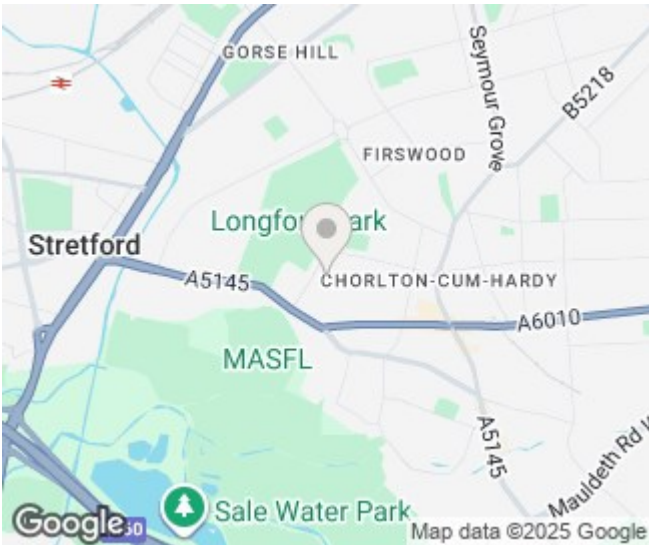
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## The Property

**\*\*\*NO CHAIN\*\*\*** Positioned on a highly regarded road within only a short stroll of both Chorlton Village and Longford Park is this delightful **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** which provides spacious and light accommodation ideal for a young couple or family. The property benefits from a delightful **SOUTHERLY FACING GARDEN** and is ideally positioned within walking distance of all local transport links, schools and parks as well as the vibrant scene of Beech Road. The accommodation briefly comprises: spacious entrance hallway, lounge, dining room with original wooden floorboards, kitchen with modern gloss units, solid wooden worktops and subway tile splash back, utility. To the first floor there are three good sized bedrooms and shower room 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 walled garden with gated path leading to the front door and beds stocked with mature plants and shrubs. To the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect and features a large lawn, stone flagged patio area and mature shrubs. An internal viewing is highly recommended. Council Tax: C

- NO CHAIN
- Delightful semi detached period property
- Three double bedrooms + two reception rooms
- Southerly facing garden
- Potential to create off road parking (STPP)
- Walking distance from Chorlton Village, the Metro and Longford Park
- Ideally placed for multiple local schools
- Ideal for young couple or family
- Council Tax: C



| 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<br>2002/91/EC |
|                                             |         |                            |



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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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