



*jordan* fishwick

48 Nell Lane, Chorlton, M21 7SN  
Guide Price £410,000





The Property

A well presented THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY ideally located for Chorlton Village, the Metro and multiple local primary and secondary schools. This delightful property boasts both a GATED DRIVEWAY AND GARAGE providing off road parking as well as a beautifully landscaped 60FT SOUTH-WEST FACING GARDEN and will prove an ideal family home. The property further benefits from having many original features retained as well as having SIGNIFICANT SCOPE TO EXTEND (STPP) and is well placed for all local amenities, parks and transport links including the Metro (Barlow Moor Road, 0.3 miles). The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room with French patio doors opening to the landscaped rear garden, kitchen. To the first floor are three good sized bedrooms, both main and second benefitting from large bay windows and bathroom, fitted with a modern three piece suite and dual aspect windows. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a gated block paved driveway which extends to the side leading to the detached garage. To the rear, a superb fenced and enclosed garden enjoys a sunny Southerly aspect and features a large tiled patio area, ornamental pond and well stocked beds with mature plants and shrubbery. An internal viewing is most strongly recommended. Council Tax: C. EPC Band D

**48 Nell Lane, Chorlton,  
Manchester, M21 7SN**


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- Delightful semi detached 1930s property
- Three double bedrooms and two reception rooms
- Approx. 60ft South-Westerly facing rear garden
- Driveway and detached garage providing off road parking
- Many original features retained
- 0.3 miles to the Metro (Barlow Moor Road)
- Ideally placed for multiple primary and secondary schools
- Walking distance to Chorlton Village
- Significant scope to extend (STPP)
- Ideal family home

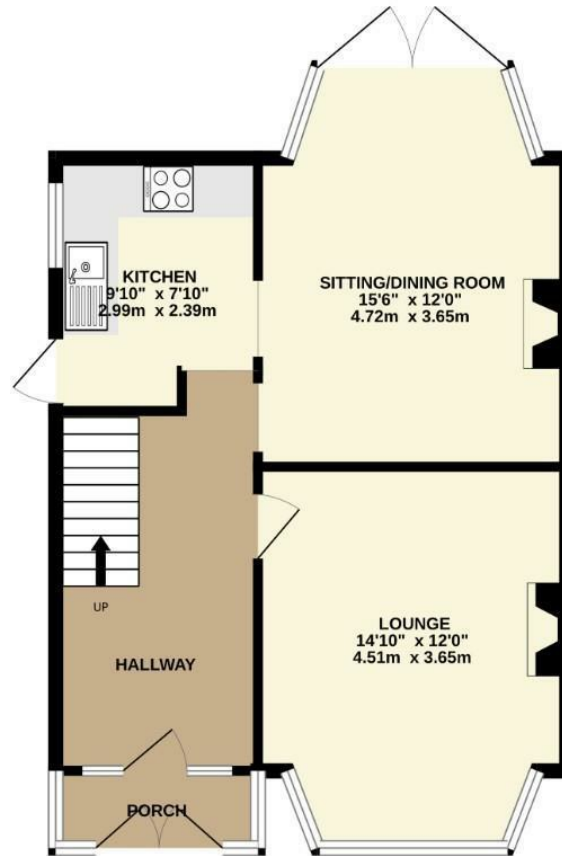


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

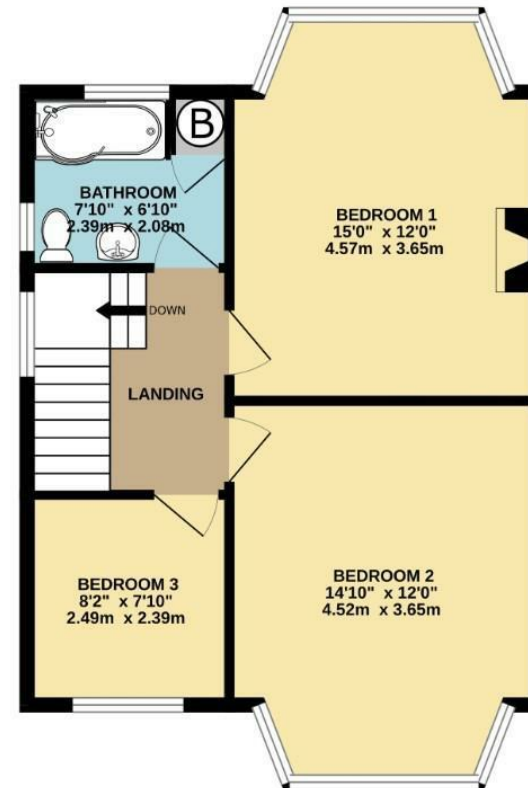




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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