

jordan fishwick

7 Nell Lane, Chorlton, M21 8UE

Guide Price £475,000



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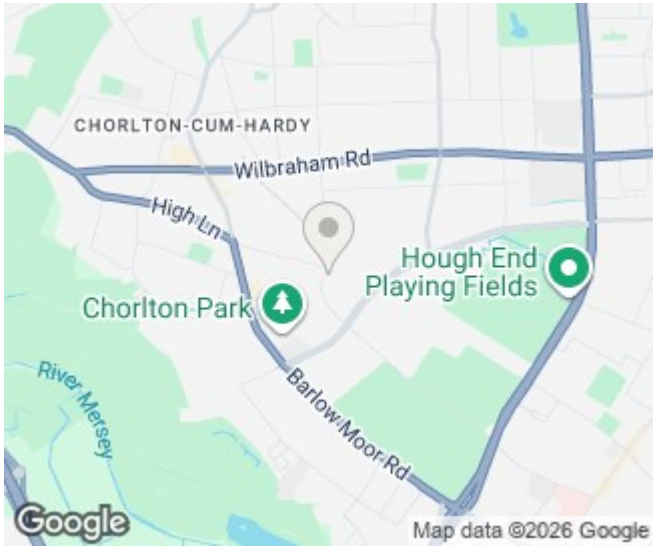


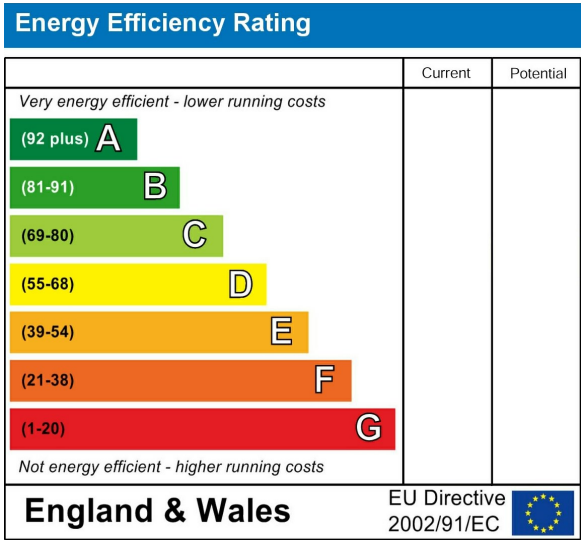


The Property

NO CHAIN A delightful EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY situated only a stone's throw from Chorlton Park. This delightful property offers spacious and light accommodation, ideal for a couple or family and would benefit from some cosmetic updating and modernisation. The property is ideally situated for all local amenities, multiple local schools plus the Metrolink (St Werburgh's Rd) is only 0.2 miles away and provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, spacious sitting/dining room open to the conservatory, kitchen. To the first floor there are three good sized bedrooms, bathroom and separate w/c. Both double glazing and gas central heating have been installed. Externally to the front of the property there is a block paved driveway which extends to the side leading to the DETACHED DOUBLE GARAGE. To the rear a generously proportioned fenced and enclosed garden has been mainly laid to lawn. An internal viewing is most strongly recommended.

- NO CHAIN
- Extended semi detached 1930s property
- Three bedrooms + three reception rooms
- Driveway and detached double garage
- Some cosmetic updating and modernisation required
- Ideally placed for all local amenities and schools
- Walking distance to multiple parks and Beech Road
- 0.2 miles to the Metrolink (St Werburgh's Rd)



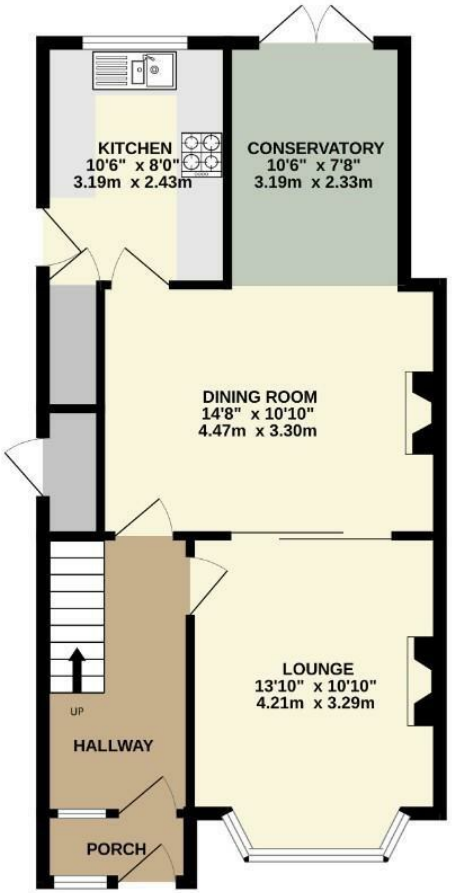




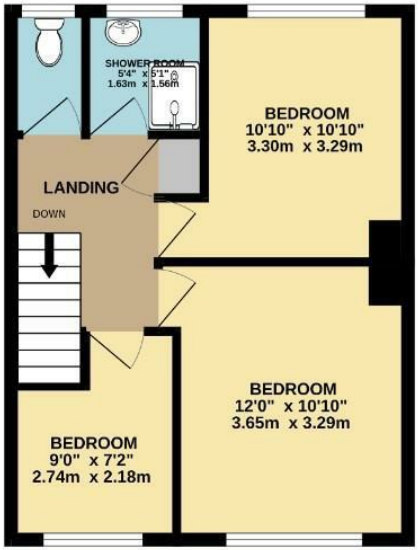




GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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