jordan fishwick

73 Nicolas Road, Chorlton, M21 9LS

Guide Price £595,000

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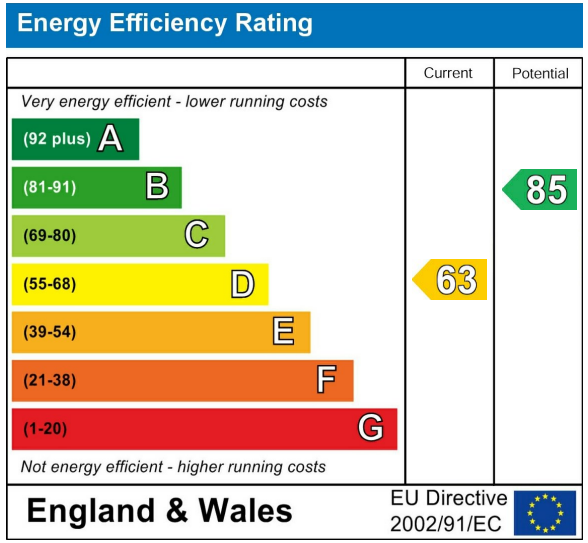
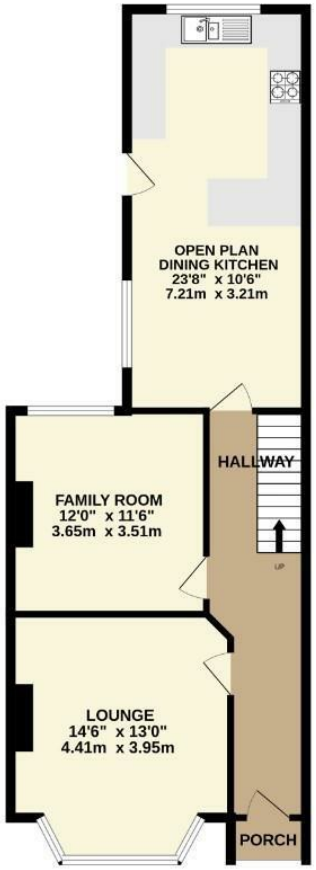
The Property

NO CHAIN Nestled on a well-regarded road ideally situated for Chorlton Village and Longford Park is this simply delightful THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED PERIOD PROPERTY which offers a perfect blend of comfort and modern living with many ORIGINAL FEATURES retained. This superb property will prove ideal for a young couple or family, offering spacious versatile accommodation over two floors with scope for further expansion (subject to all relevant planning permissions and consents) and is positioned only a short stroll all local amenities and transport links in Chorlton Village, multiple local schools and parks as well as Beech Road with its array of independent bars, restaurants and shops. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window and original stained glass, family room, spacious open plan living/dining/kitchen with dual aspect windows and access to the rear garden. The first floor reveals three generously sized double bedrooms, providing plenty of room for family or guests, with the main benefitting from a large bay window plus EN-SUITE shower room, and bathroom, fitted with a modern three piece suite. The property benefits from gas central heating throughout and partial double glazing. Externally, to the front of the property is a walled garden with decorative gravel and block paved path leading to the front door. To the rear, a delightful southerly facing garden basks in sunlight throughout the day and is perfect for gardening enthusiasts or those who simply wish to enjoy a peaceful retreat in their own backyard. An internal viewing is most highly recommended.

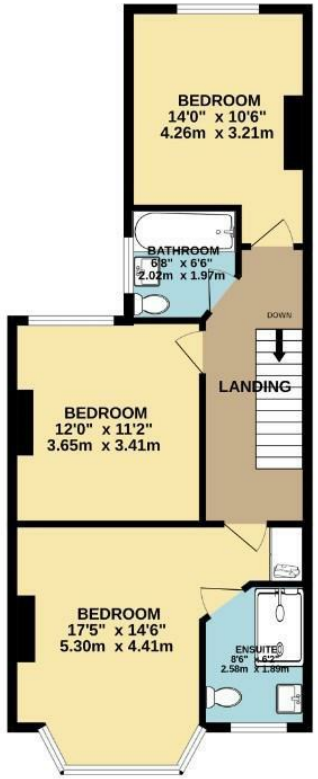
- NO CHAIN
- Superbly presented semi detached period property
- Three double bedrooms, two bathrooms plus three reception rooms
- Southerly facing rear garden
- Many original features retained
- Highly regarded road ideally placed for Chorlton Village and Longford Park
- Walking distance to Beech Road, the Metro and multiple local schools
- Spacious and light accommodation throughout
- Ideal for young couple or family
- Council Tax: C. EPC: D



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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