jordan fishwick

84 Warwick Road South, Firswood, M16 0HU

Guide Price £515,000

# 84 Warwick Road South, Firswood, Manchester, M16 0HU

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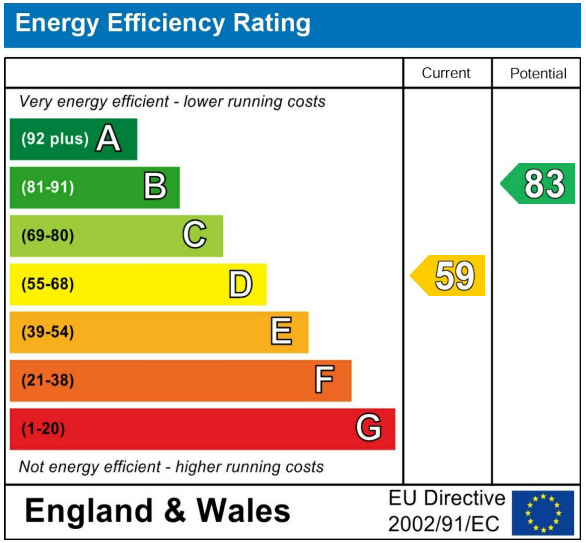
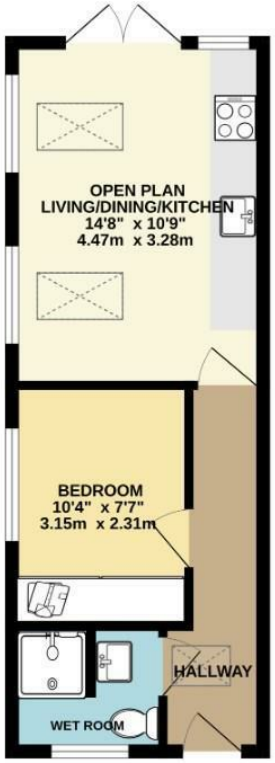
## The Property

A beautifully presented and well appointed THREE DOUBLE BEDROOM SEMI DETACHED 1930'S PROPERTY, boasting an approximately ONE HUNDRED FOOT SOUTH WEST FACING GARDEN and SELF CONTAINED ONE BEDROOM ANNEXE! This delightful property offers spacious and light accommodation throughout and will prove an ideal family home having been tastefully modernised and updated by the current owners. Ideally situated for all local amenities, schools and only a few minutes walk to Firswood Metro station this splendid property is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway with feature tiled flooring, lounge with large bay window, OPEN PLAN LIVING/DINING/KITCHEN with ORIGINAL STRIPPED WOODEN FLOORING, LOG BURNING STOVE and modern gloss units with integrated appliances, cloakroom w/c. To the first floor there are three double bedrooms, all of excellent proportions and benefitting from full height fitted wardrobes and a modern shower room, fitted with a three piece suite and feature tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. The self contained annexe comprises: entrance hallway, OPEN PLAN LIVING/DINING/KITCHEN with full height windows and French patio doors leading to a private wooden deck, double bedroom with full height fitted wardrobes and wet room. Double glazing and underfloor heating have been installed throughout. Externally to the front of the property there is a gated paved driveway providing secure off road parking and garden with mature shrubbery. To the rear, a superb South West facing garden, extending to approximately 100ft in length, mainly laid to lawn with mature trees and shrubbery, patio seating area and wooden decking. An early viewing of this fine property is most highly recommended.

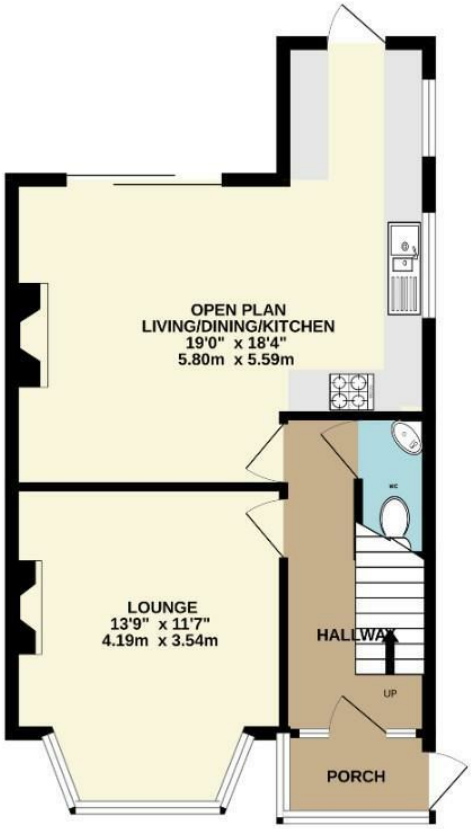
- Three double bedroom 1930's semi detached property
- Self contained one bedroom annexe with underfloor heating and full kitchen facilities!
- South West garden extending to approx. 100ft
- Gated driveway providing off road parking
- Open plan living/dining/kitchen
- Few minutes walk to all local amenities and the Metro
- Ideal family home



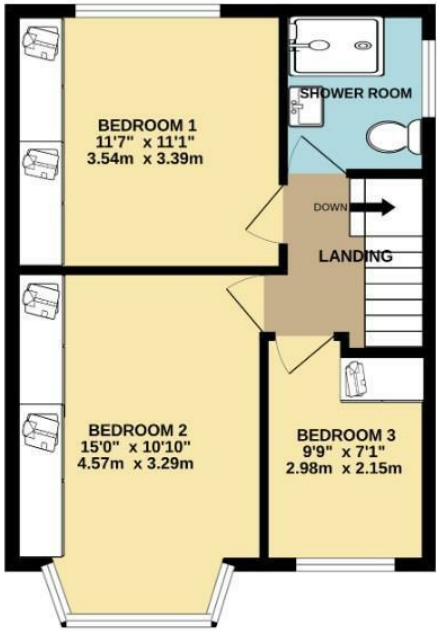
ANNEXE
325 sq.ft. (30.2 sq.m.) approx.




GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.




1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.




TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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