jordan fishwick

101 Nicolas Road, Chorlton, M21 9LS

Guide Price £595,000

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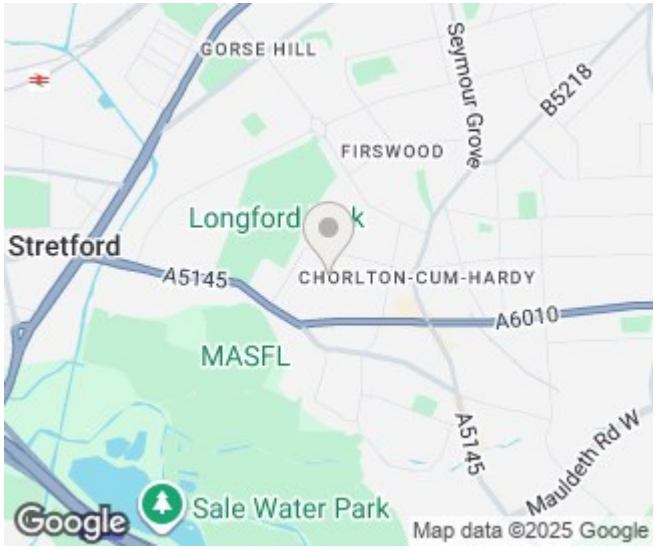
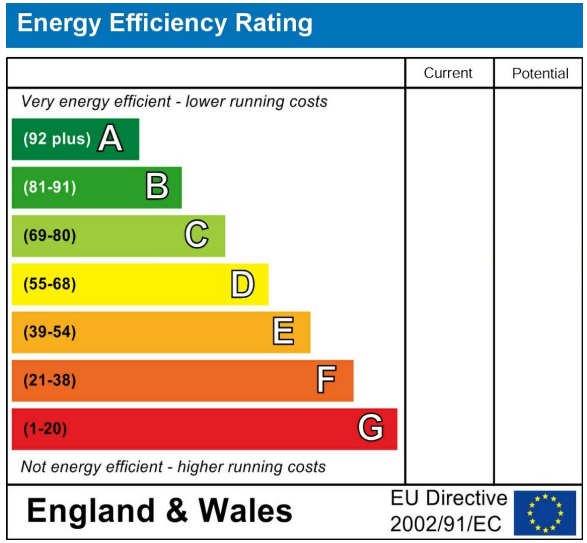
## The Property

A truly spectacular THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY located on a well regarded road ideally placed for both Chorlton Village and Longford Park. This delightful property has been tastefully updated and stylishly decorated throughout by the current owners creating a contemporary MOVE-IN READY family home with MANY ORIGINAL FEATURES throughout. The property further benefits from a superbly LANDSCAPED SOUTHERLY FACING GARDEN as well as a DRIVEWAY providing off road parking and is positioned within only a short stroll from 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, entrance hallway, lounge with large bay window and original cast iron fireplace open to the family room with French patio doors opening to the rear garden, 19ft dining kitchen with solid wooden parquet flooring, bespoke cabinetry, solid GRANITE WORKTOPS and patio doors leading out to the landscaped garden. To the first floor there are three well proportioned double bedrooms, each boasting an original cast iron fireplace and bathroom fitted with a modern three piece suite. Externally, to the front of the property is a block paved driveway providing off road parking while to the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect and features a lawn, stone flagged patio area, beds stocked with a vast array of mature plants and shrubs plus to the rear is an additional decorative gravel patio area. An internal viewing is most highly recommended. Council Tax: C

- Superbly presented and stylishly decorated semi detached period property
- Three double bedrooms + two reception rooms
- Southerly facing rear garden
- Driveway providing off road parking
- Many original features throughout
- Highly regarded road ideally placed for Chorlton Village and Longford Park
- Walking distance to Beech Road, multiple local schools and the Metrolink
- Ideal for young couple or family
- Council Tax: C



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

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

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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