



jordan fishwick

5 Neale Road, M21 9DP
Guide Price £375,000



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The Property

NO CHAIN Located on a highly popular road just off Beech Road is this delightful TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which offers spacious and light accommodation throughout. This splendid property will prove ideal for a young couple/ first time buyer and is located within only a short stroll from the array of independent shops, bars and restaurants on Beech Road as well as all local amenities and transport links in Chorlton Village. The accommodation briefly comprises: entrance hallway, lounge with bay window open to the sitting/dining room, kitchen. To the first floor there are two good sized bedrooms and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally to the front of the property is a walled garden with gated path leading to the front door. To the rear, a larger than average walled courtyard garden features an Indian sandstone patio. An internal viewing is strongly recommended.



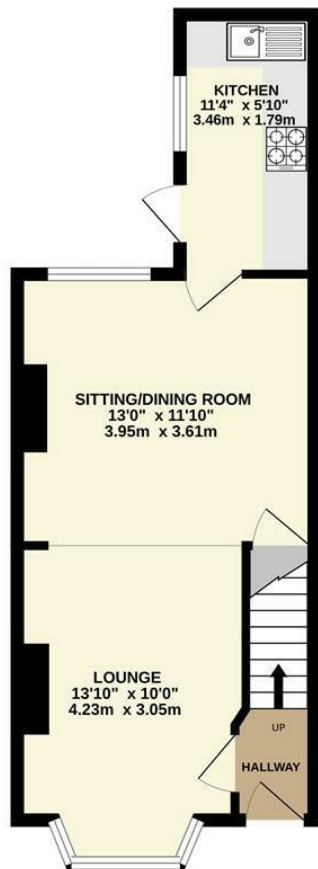
- NO CHAIN
- Well presented mid terrace period property
- Two good sized bedrooms
- Highly regarded and sought after road just off Beech Road
- Ideal for young couple / first time buyer
- Walking distance to Chorlton Village, the Metro and all local amenities
- Catchment area for Brookburn Primary School
- Larger than average courtyard garden
- Short stroll from the vibrant scene of Beech Road and Chorlton Ees
- Council Tax: B. EPC: D



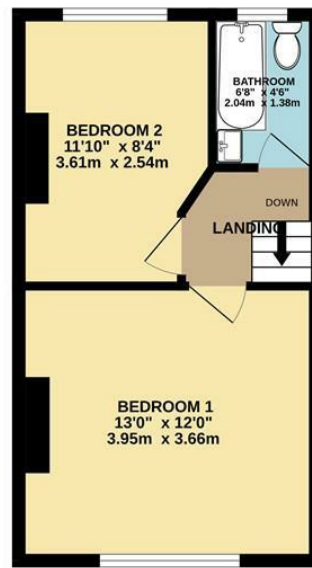
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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