

jordan fishwick

9 Park Brow Close, Chorlton, M21 8UL

Guide Price £335,000



9 Park Brow Close, Chorlton, Manchester, M21 8UL

Guide Price £335,000







The Property

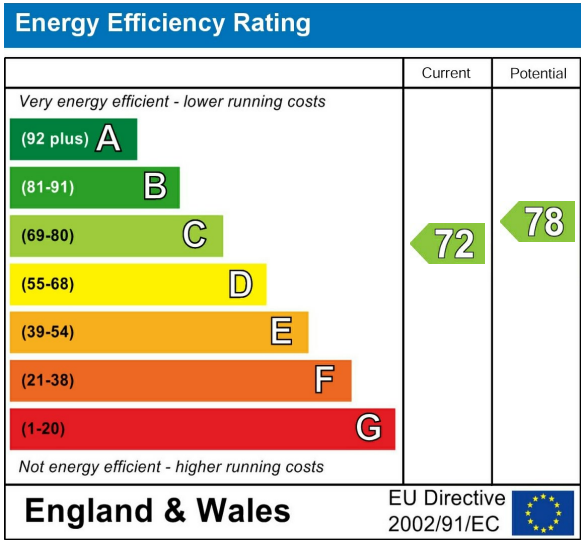
NO CHAIN Nestled on a quiet residential CUL-DE-SAC just off Sandy Lane is this simply delightful TWO DOUBLE BEDROOM MODERN MEWS benefitting from both a DRIVEWAY as well as a WEST FACING REAR GARDEN. This superb property is ideally located only a short stroll from all local amenities and transport links including the Metrolink, providing fast access to both the city centre and nearby airport, multiple local parks plus the array of independent shops, bars and restaurants that line Beech Road are all within easy reach. The accommodation briefly comprises: covered porch, entrance vestibule with fitted storage cupboard, spacious lounge with bay window, dining kitchen. To the first floor there are two good sized double bedrooms and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed with a NEW BAXI 824 BOILER with 10 YEAR WARRANTY having been installed in February this year. The boarded loft, accessed via drop down loft ladder, provides additional storage space and benefits from having a light installed. Externally, to the front of the property a driveway provides useful off road parking while to the rear a fenced and enclosed garden enjoys a sunny westerly aspect and features a large lawn, stone flagged patio area plus beds stocked with an array of mature plants and shrubs. Early viewing is most strongly recommended.

- NO CHAIN
- Delightful mid terrace modern property
- Two good sized double bedrooms
- Quiet residential CUL-DE-SAC
- Westerly facing rear garden
- Driveway providing off road parking
- Ideally situated for all local amenities and the Metro (St Werburgh's Road - 0.2 miles)
- Short stroll from Beech Road and multiple local parks
- New Baxi 824 combination boiler with 10 year warranty (installed 28/02/26)
- Council Tax: C. EPC: C



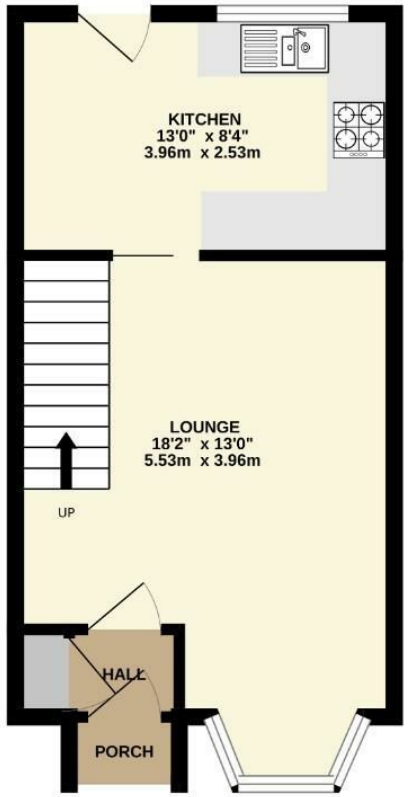




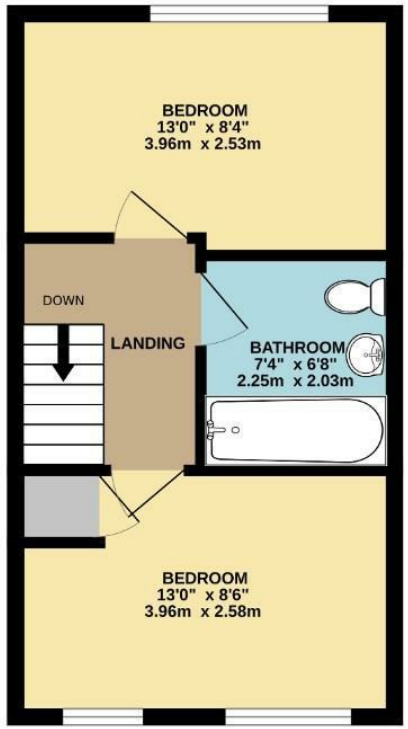




GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.
Made with Metropix ©2026

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington