jordan fishwick

72 Nicolas Road, Chorlton, M21 9LR

Guide Price £575,000

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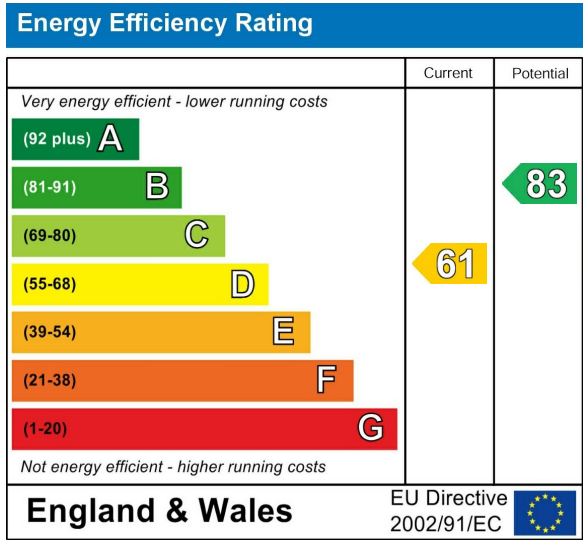
The Property

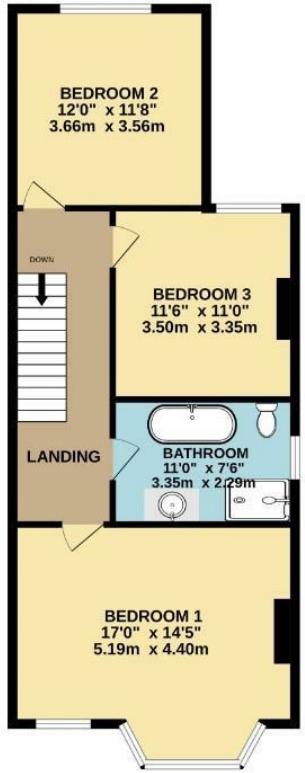
Positioned on a highly regarded and sought after road within walking distance of Chorlton Village and Longford Park is this truly delightful, larger than average THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED PERIOD PROPERTY boasting a 29ft OPEN PLAN LIVING/DINING/KITCHEN as well as MANY ORIGINAL FEATURES throughout. This superb property is offered for sale in MOVE-IN READY CONDITION having been stylishly decorated and tastefully updated throughout by the current owners and is within walking distance of all local amenities, the Metro and the vibrant scene of Beech Road. With in excess of 1500sqft spacious, versatile accommodation over three floors this superb property will prove ideal for a young couple or family and is within easy reach of multiple local schools. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and LOG BURNING STOVE, magnificent open plan living/dining/kitchen with log burning stove, BI-FOLDING DOORS opening to the landscaped garden, multiple skylight windows and modern gloss units with integrated appliances. There is also a very useful utility room as well as a downstairs shower room, fitted with a modern three piece suite. To the first floor there are three double bedrooms, each of excellent proportions and main bathroom/wet room, recently refitted with a modern four piece with freestanding bath and feature tiling. Double glazing and gas central heating have been installed throughout. To the front of the property is a walled garden with gated path leading to the front door while to the rear, a landscaped walled courtyard garden features a large Indian stone patio, wooden pergola and raised bed with timber boundaries. An internal viewing is most highly recommended. Council Tax: C. EPC: D.

- Immaculate and extended semi detached period property
- Three well proportioned double bedrooms and two bathrooms
- 29ft open plan living/dining/kitchen
- Many original features throughout
- Move-in ready condition and stylishly decorated throughout
- Short stroll from Chorlton Village, Longford Park and the Metro
- Ideally placed for multiple local schools and walking distance to Beech Road
- Highly regarded and sought after road
- Ideal family home
- Council Tax: C. EPC: D.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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