jordan fishwick

16 Polruan Road, Chorlton, Manchester, M21 9NR

Guide Price £410,000

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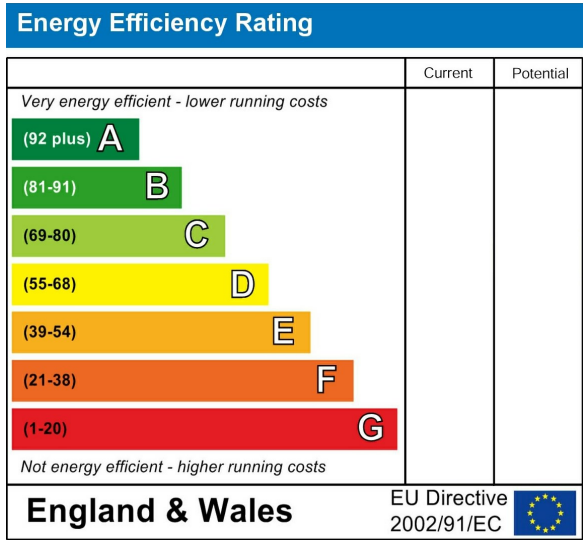
The Property

*** NO CHAIN *** Situated just a mere few minutes walk from Chorlton Village and Longford Park, a well presented bay fronted THREE DOUBLE BEDROOM 1930s SEMI DETACHED PROPERTY located on a quiet residential road just off Kensington Road. This delightful property benefits from both OFF ROAD PARKING and a DETACHED GARAGE as well as a WEST FACING REAR GARDEN and provides SIGNIFICANT SCOPE TO EXTEND (STPP). Offered for sale with no onward chain, this splendid property is not one to be missed and will prove ideal for a young couple or family. The accommodation briefly comprises: covered porch, entrance hallway, living room with bay window and a dining room with double doors opening to the rear garden, eleven foot kitchen. To the first floor there are three excellently proportioned double bedrooms and bathroom with a separate w/c. Externally to the front of the property there is a driveway which extends to the side and leads to the detached garage and a walled, enclosed garden with mature shrubbery. To the rear, a well proportioned fenced and enclosed garden, mainly laid to lawn with large beds and mature shrubbery. Both double glazing and gas central heating have been installed throughout and an internal viewing is highly recommended.

- NO CHAIN
- Three double bedrooms and two reception rooms
- Driveway for multiple vehicles + detached garage
- West facing rear garden
- 11ft kitchen
- Significant scope to extend (STPP)
- Few minutes walk to both Chorlton Village and Longford Park
- Gas central heating and double glazing
- Council Tax: C



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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