



*jordan fishwick*

77A Church Road, M22 4WD  
Guide Price £390,000

# Church Road Northenden M22 4WD

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An impressive, four bedroom townhouse, set within a characterful historic building in Northenden Village located in the sought-after Conservation Area, close to the River Mersey.

A wonderful level of living space flows over one of the larger Church Inn building plots across three floors extending over 1500 sq ft. Decorated to a high standard with high specification fittings throughout and recently fitted new carpet, numerous other noteworthy features include the four excellent double bedrooms, two modern bathrooms, a lovely & light open plan living/dining area and double doors leading through to the decked and landscaped garden area at the back of the property.

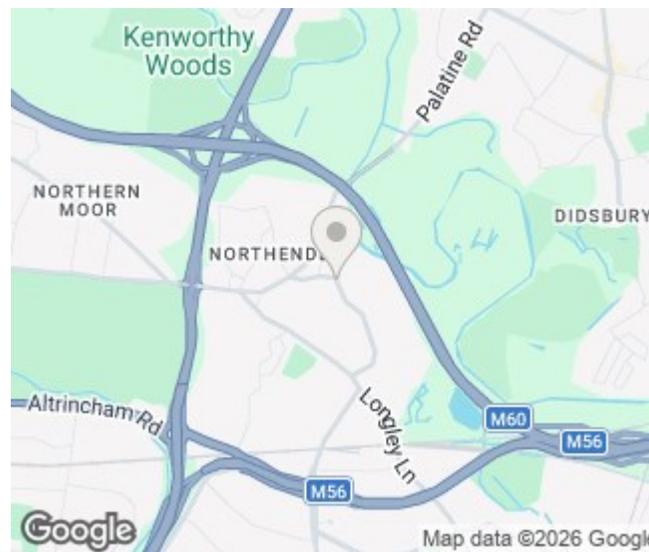
The living / dining area has recently restored solid oak flooring. Off the living/dining area is a large open plan kitchen with a comprehensive range of units, newly fitted high-quality AEG integrated appliances, downstairs WC just off the hallway, uPVC double glazing and gas central heating.

There is a beautifully landscaped garden which is easy to maintain with decked seating area and lower tier paved section with built-in brick barbeque to entertain family and guests and a tandem driveway providing parking for two vehicles.

Located perfectly for extensive walks along the banks of the River Mersey, the property is also within easy reach of a popular local park, excellent schools and local independent cafes and bars. This is a modern home with charm, style and heritage in a convenient location which is within easy reach of Northenden & Didsbury Villages, the motorway network and Manchester Airport.



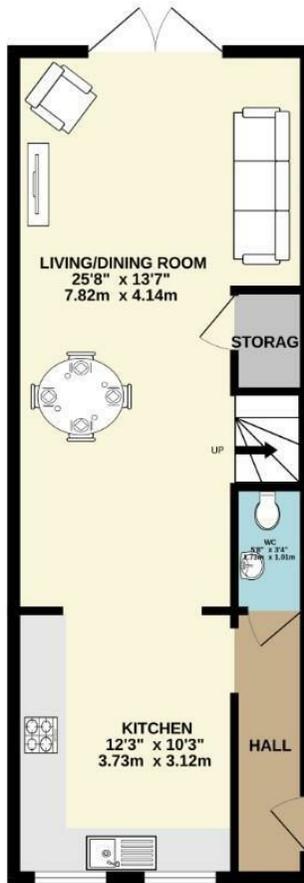
- Superb townhouse over 1500 sq ft
- High level of presentation throughout
- Four double bedrooms
- Two modern bathrooms & downstairs WC
- Open plan ground floor living space over 37ft
- Comprehensively fitted kitchen
- Landscaped garden & decked seating area
- Tandem parking space
- Gas central heating & uPVC Double glazing
- Close to Northenden Village, Didsbury & The River Mersey



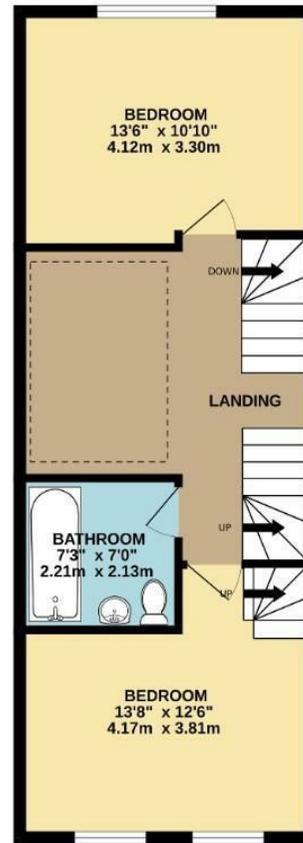
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



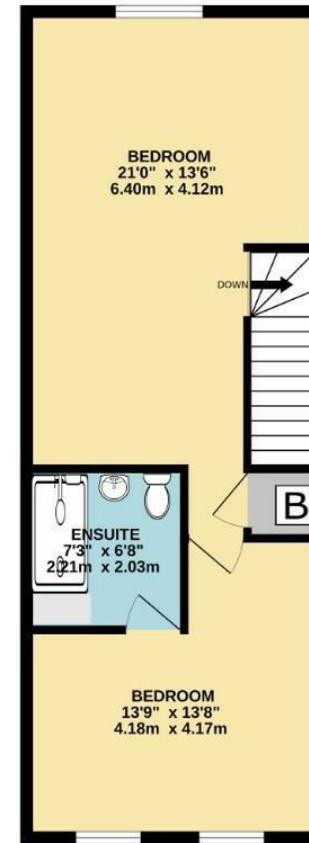
GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



FIRST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



SECOND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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