



1 Fawborough Road, Manchester, M23 9BU

£450,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Detached House
- Large Plot
- Feature Log Burning Fire
- Council Tax Band - D
- Three Double Bedrooms
- Potential to Extend (STPP)
- Double Garage & Driveway Parking
- EPC Rating - C

An excellent three double bedroom detached family home, located in a popular residential area and sitting on a generous plot with huge potential for further extension (STPP). Boasting a detached double garage and driveway parking.

Situated in a sought after location within walking distance to Wythenshawe Park, and Moor Road Metrolink station, easy access to Manchester Airport, the city centre, and beyond. Great access to Wythenshawe Hospital, The Christie, and Withington Hospital. There are popular schools nearby for all ages.

The property briefly comprises: large welcoming hallway with staircase to the first floor and openings to the downstairs reception rooms. Dining room with front aspect and a superb 22' Lounge with dual aspect and feature log burning fire. The kitchen is fitted with a range of base and wall units with contrasting worktops. Storage/utility space with downstairs WC.

To the first floor are three excellent double bedrooms and a beautifully appointed contemporary family bathroom with under-floor heating and four piece suite.

Externally, the front of the property offers driveway parking which follows to the side and rear leading to the detached double garage. There are front and back gardens, stocked with a variety of mature bushes, plants and shrubs. Viewing is highly recommended.

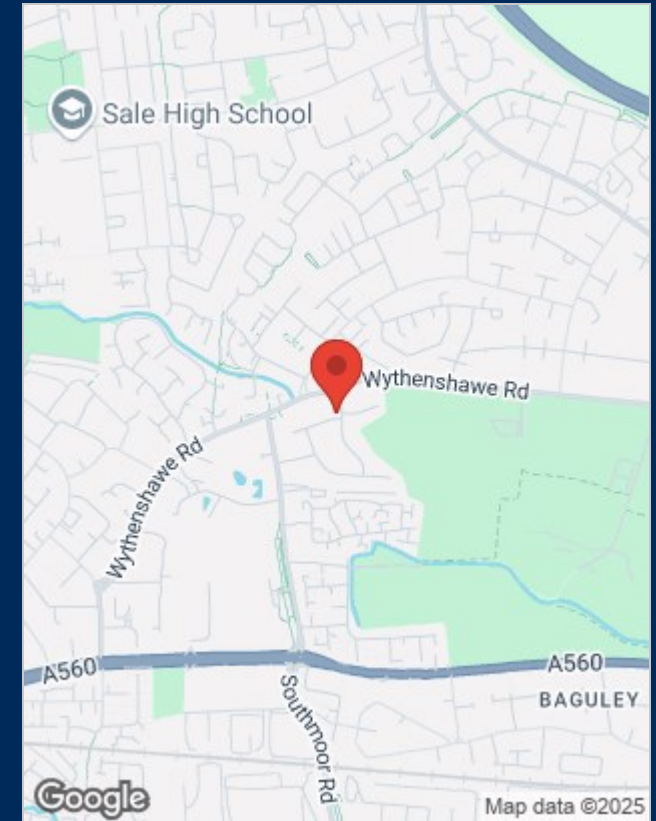




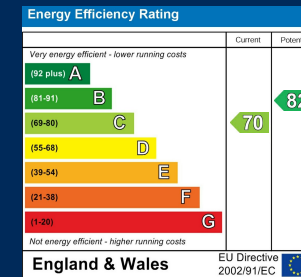
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.