



228 Firbank Road, Manchester, M23 2XJ

£200,000

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





# Jordan fishwick

- NO CHAIN
- Downstairs WC
- Close To Motorway Network
- Parking
- EPC Rating - D
- Three Bedroom Semi
- Close To Shops And Anetities
- Enclosed Rear Garden
- Manchester Council Tax Band - B

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We are acting in the sale of the above property and have received an offer of £210,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Agents Address: 95-97 School Rd, Sale M33 7XA

Agents Telephone Number: 0161 962 2828

Offered with NO CHAIN.

Three bedroom modern built semi detached property. Close to schools, amenities and transport links.

Entrance vestibule, cloaks w/c, lounge and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Gas fired central heating and Upvc double glazing.

Enclosed sunny gardens to the rear. Private parking to the front.





## Floor Plans



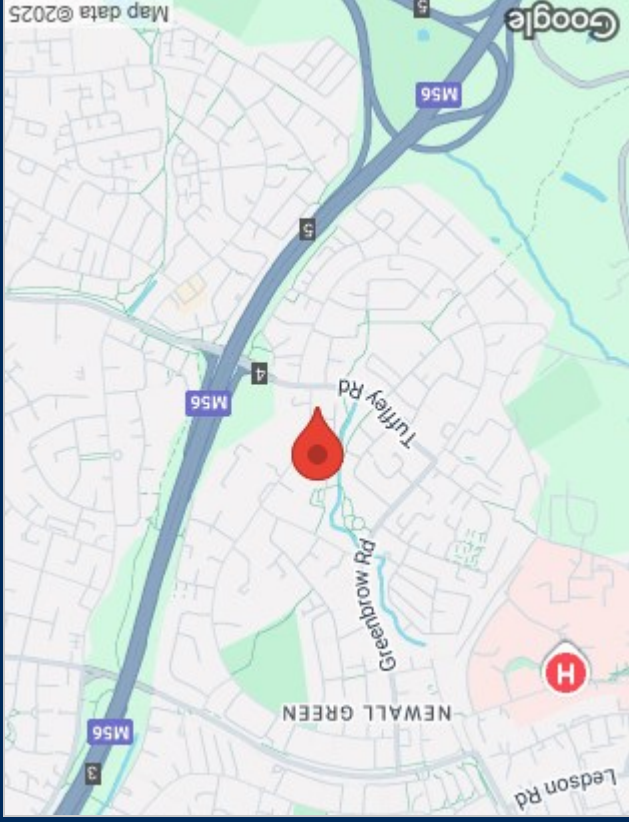
## Viewing

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

Energy Efficiency Rating	
Current	Possible
A (92 plus)	A (91-93)
B (81-91)	B (81-80)
C (69-80)	C (69-68)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

England & Wales  
EU Directive  
2002/91/EC

## Energy Performance Graph



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.