

11 Nicolas Road, Chorlton, Manchester, M21 9LG

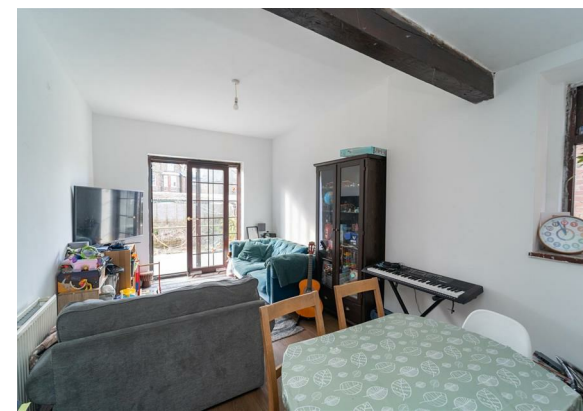
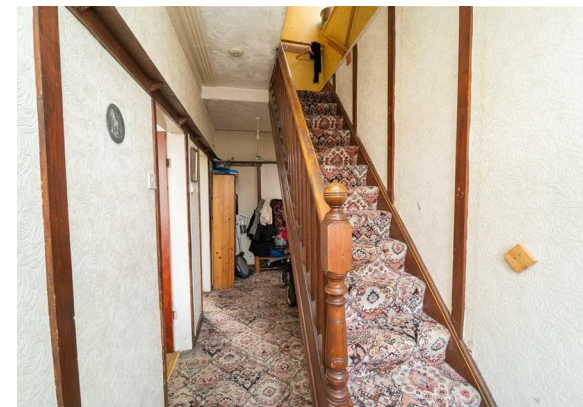


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Offers In The Region Of £420,000


4 1 2 D

VIDEO TOUR AVAILABLE An attractive & deceptively spacious FOUR BEDROOM, period, bay-fronted semi-detached property located on a highly popular tree lined residential road positioned off Oswald Road. IN NEED OF FULL COSMETIC UPDATING. Within walking distance of Chorlton Village, close to all local amenities including restaurants, deli's, shops on Manchester Road and several primary schools nearby. Longford Park can be found at the top of the road and the Metrolink station on Wilbraham Road give you direct access into the City Centre and Media City at Salford Quays. The well-planned accommodation comprises; an entrance, a lounge to the front aspect, a fitted kitchen/dining room opening to a family room with access out into the South facing enclosed garden. To the first floor there is a landing leading to three double bedrooms, a single bedroom and a white three-piece shower room. The property benefits from gas fired central heating, high ceilings, a driveway to the front aspect and a rear enclosed South facing garden with a patio area. OFFERED WITH NO VENDOR CHAIN.





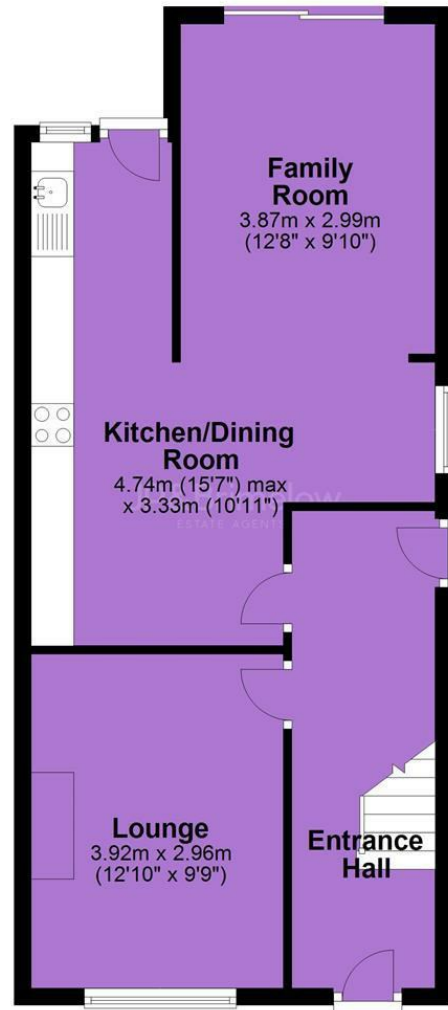
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

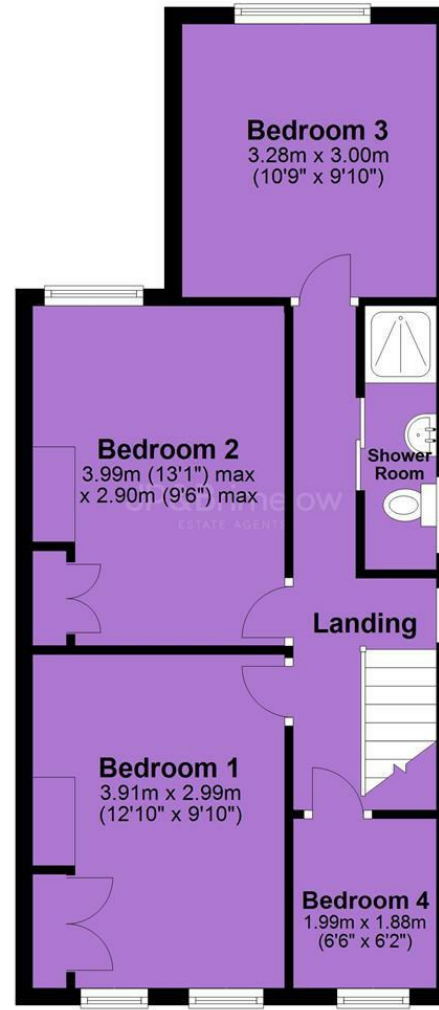


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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