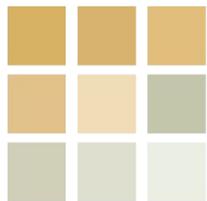




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ferrier®



23 SHERWELL ROAD
Manchester, M9 8JA
£300,000

23 SHERWELL ROAD

Property at a glance

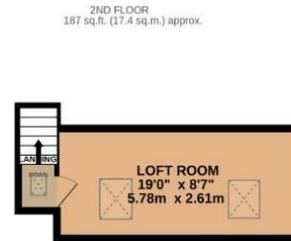
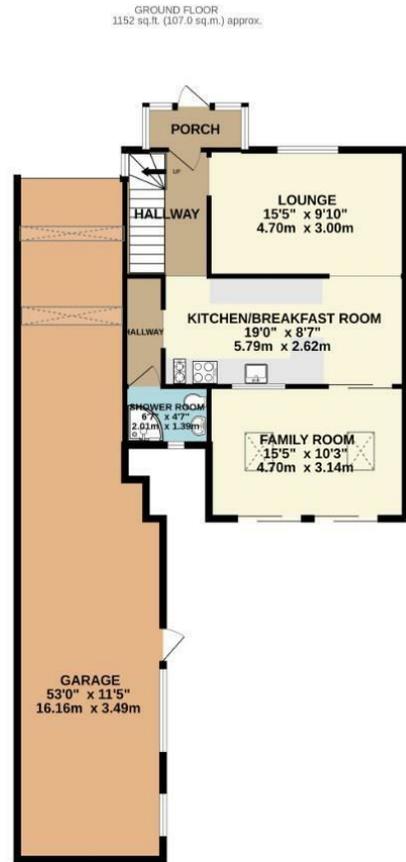
- EXTENDED FAMILY HOME
- 3 BEDROOMS & LOFT ROOM WITH FIXED STAIRCASE
- GARAGE OVER 16 METRES LONG
- DRIVEWAY FOR 4 CARS
- IDEAL HOME FOR A GROWING FAMILY
- VIEWING ESSENTIAL

An extended Freehold semi detached home located in Blackley. The property would be ideal for a growing family or someone looking for storage space as it boasts a large (over 16m long) garage. The property is set over three floors and comprises three bedrooms, a loft room with fixed staircase, two shower rooms, lounge, breakfast/kitchen, family room, utility room, hallway and a porch. There is a spacious driveway to the front for four cars and a garden to the rear that is not overlooked. The garage to the side is over 16 metres long and 3.5 metres wide at its widest point, this gives great extra storage, parking or a workshop area for any keen DIY enthusiast. The property is located within walking distance of Heaton Park, with great public transport links provided by bus and tram as well as great motorway access. Viewings are highly recommended to appreciate all that this great family home has to offer.

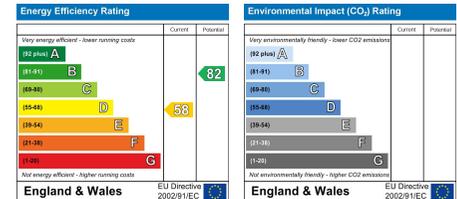
Tenure - Freehold
Council Tax - Band A
EPC - D 58/82







TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.