

3 Bed Semi-Detached In Newport Road , Manchester, M21 9NW £625,000





SHORT DESCRIPTION

OPEN HOUSE EVENT: Saturday 20 June 12 noon to 1pm. Please make enquiry to register. If needed there may be a second open house event, check back to this listing for details. Property Ref: 16933.. Key features: - Immaculately presented semi-detached Edwardian property - 3 bedrooms - 2 bathrooms - Utility room - Stylishly refurbished by current owners - Well-established south-facing garden with patio - Many original features retained - Ideally located for many schools and parks - Short stroll to Chorlton village and Beech Road - Council Tax Band B This charming three-bedroom home, originally built in 1909, beautifully combines period character with modern family living. Thoughtfully refurbished throughout in 2023, the property has been significantly enhanced to create a stylish and practical home ready to move straight into. The property benefits from a welcoming reception room and large open-plan kitchen-diner, ideal for relaxing with family or entertaining guests. A standout feature is the ground-floor extension, completed as part of the refurbishment, which has added a second bathroom and a separate utility room, providing excellent convenience and functionality for modern households. The three well-proportioned bedrooms offer comfortable accommodation, while the two bathrooms help meet the demands of busy family life. The home has been exceptionally well maintained and finished to a high standard throughout. Outside, the south-facing garden has been completely redesigned and landscaped, creating an attractive outdoor space that enjoys sunlight throughout the day. Whether hosting gatherings, gardening, or simply unwinding, this beautifully presented garden provides the perfect setting. Ideally situated close to local schools, shops, and everyday amenities, this property offers both convenience and a strong sense of community. Combining character, modern upgrades, and generous living space, this is a wonderful opportunity to acquire a beautifully updated family home. Property Type: Semi-detached Full selling price: £625000.00 Pricing Options: No Status Tenure: Freehold Council tax band: B EPC rating: D Measurement: 1169 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: On street Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

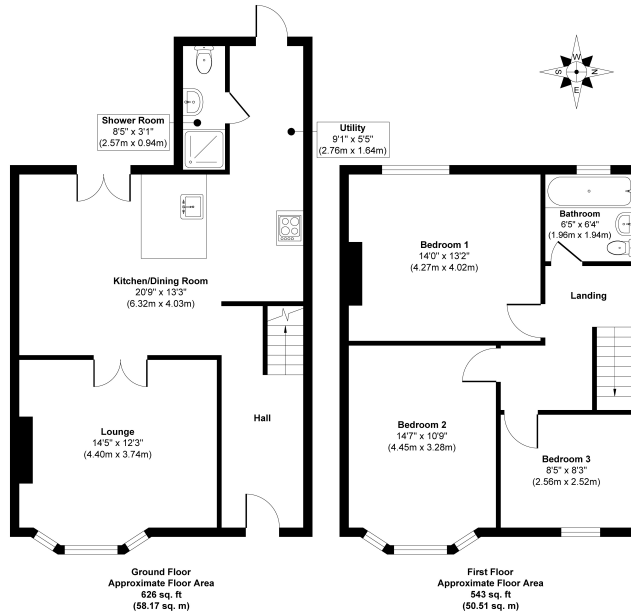
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

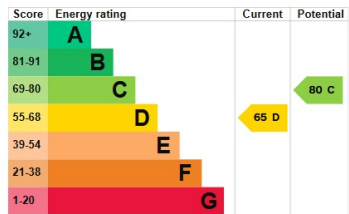
Valid until 21 May 2036	Certificate number 0310-2469-1650-2626-7221
Property type	Semi-detached house
Total floor area	108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 • the average energy rating is D
 • the average energy score is 60

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