



jordan fishwick

Portland, 55 Cromwell Road, M32 8GH

Guide Price £925,000



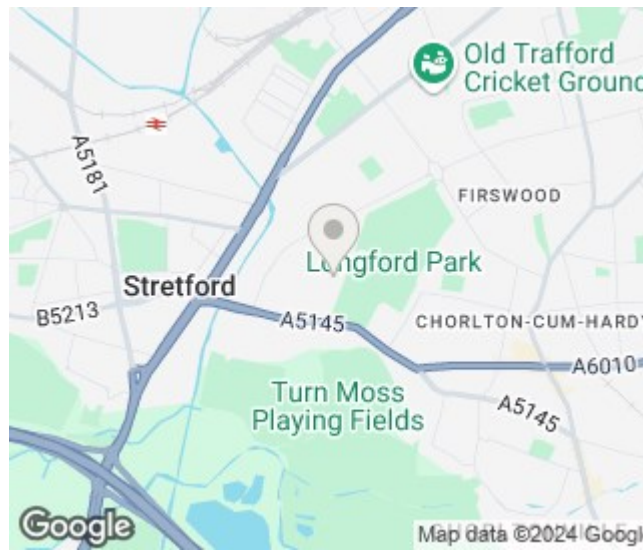
**Portland, 55 Cromwell Road,
Stretford, Stretford, M32 8GH**
Guide Price £925,000



The Property

Positioned on one of Stretford's most highly regarded roads adjacent to Longford Park is this immaculately presented FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY of character, boasting in excess of 2250sqft versatile ACCOMMODATION OVER FOUR FLOORS. Originally constructed as part of the Longford Estate, this magnificent property has been tastefully modernised throughout by the current owners and provides contemporary family accommodation with MANY ORIGINAL FEATURES THROUGHOUT, such as the wooden flooring, fireplaces, and coving. Offered for sale in MOVE-IN READY CONDITION, this superb property further benefits from both a DRIVEWAY, providing off road parking for two vehicles, as well as a WEST FACING REAR GARDEN. The extensive accommodation briefly comprises: entrance hallway, 16ft lounge with large bay window with original fitted wooden shutters, fireplace and decorative coving, dining room, 20ft breakfast kitchen, recently refitted with modern gloss units and integrated appliances and full height French patio doors opening to the covered terrace and rear garden beyond. The converted cellars provide an additional reception room/home office, utility/laundry room and storage cupboard. The first floor reveals three excellently proportioned double bedrooms, including the main bedroom suite with dressing room and en-suite shower room and main bathroom, fitted with a four piece suite and feature tiled walls and flooring. The second floor reveals two further double bedrooms, bedroom four benefitting from a fitted wardrobe and access to eaves storage. Externally, to the front of the property is a driveway providing off road parking and garden with mature trees and shrubbery. To the rear is a superb West facing garden with raised wooden decking and covered terrace, large stone flagged patio, artificial lawn and large beds with mature trees and shrubbery. An internal viewing of this spectacular property is most highly recommended. Council Tax Band E. EPC rating E.

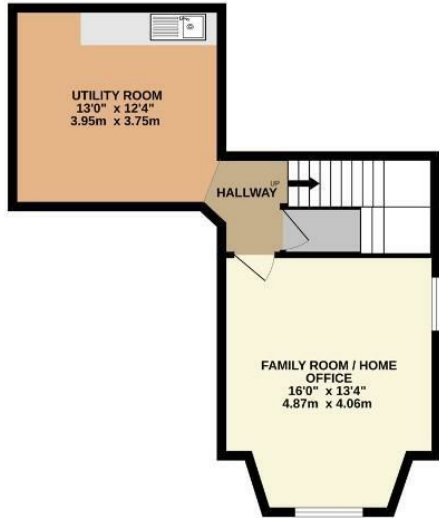
- Immaculate period residence with accommodation over four floors
- Five double bedrooms and four reception rooms
- Main bedroom suite with dressing room and en-suite shower room
- Many original features retained throughout
- Move-in ready condition
- West facing rear garden
- Driveway providing off road parking
- Short stroll to the Metro (Stretford, 0.5 miles)
- Ideal family home within catchment area for Stretford Grammar School
- Council Tax Band E. EPC rating E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASMENT
439 sq.ft. (40.6 sq.m.) approx.



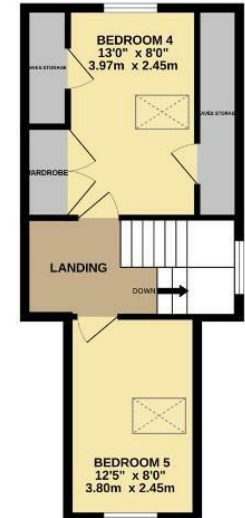
GROUNDFLOOR
790 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
596 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR
355 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 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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