



*Jordan fishwick*

63 Grange Road, Chorlton, M21 9NX  
Guide Price £675,000

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## The Property

Located on a highly regarded CUL-DE-SAC within walking distance of Chorlton Village and all local amenities is this superbly presented and EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY of character, boasting both a WEST FACING GARDEN as well as a DRIVEWAY providing off road parking. This delightful property will prove an ideal family home, providing spacious and versatile accommodation throughout with MANY ORIGINAL FEATURES retained and is ideally placed for multiple local schools, parks and transport links including the Metro. The property also benefits from having FURTHER SCOPE TO EXTEND (STPP) as well as open views over nearby wildland. The accommodation briefly comprises: enclosed porch, entrance hallway, 18ft lounge with LOG BURNING STOVE, open plan dining/kitchen with large Southerly facing bay window, utility/shower room, annexe comprising 16ft bedroom with en-suite wet room and separate entrance, ideal for a multigenerational household or for those looking to generate additional income. To the first floor there are three double bedrooms, all of excellent proportions, and bathroom, fitted with a modern three piece suite. Gas central heating has been installed throughout. Externally, to the front of the property is a block paved driveway and walled garden with mature plants and shrubbery. To the rear, a superb landscaped garden has been mainly laid to lawn and features large beds with brick boundaries, Indian stone patio and decorative gravel seating area with wooden pergola. An internal viewing of this fine home is most highly recommended.



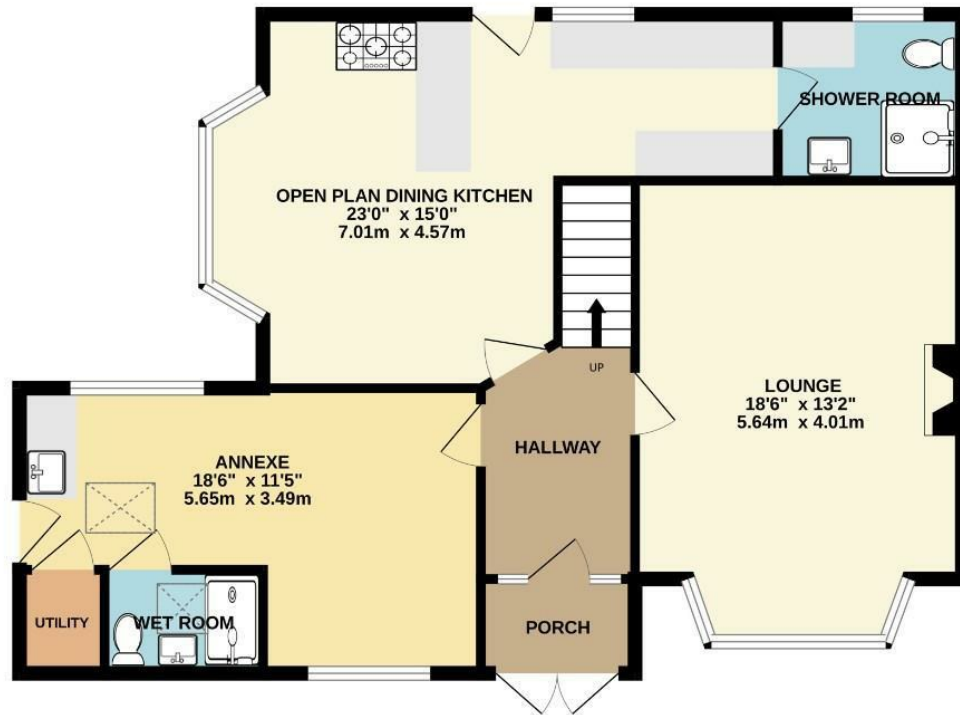
- Superbly presented semi detached period property
- Three double bedrooms + annexe with en-suite wet room
- 18ft lounge with log burning stove
- Many original features retained
- Driveway providing off road parking
- West facing landscaped rear garden
- Further scope to extend (STPP)
- Quiet residential CUL-DE-SAC within walking distance of Chorlton Village, Longford Park and the Metro
- Ideal family home



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



GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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