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119 Oswald Road, Chorlton, M21 9GE  
Guide Price £575,000

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Manchester, M21 9GE**

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### The Property

\*\*\*COMPLETE CHAIN\*\*\* Positioned on a highly regarded road only a short stroll from both Chorlton Village and Longford Park is this well presented FOUR DOUBLE BEDROOM END TERRACE PERIOD PROPERTY offering spacious, versatile ACCOMMODATION OVER THREE FLOORS + CELLARS. This splendid property boasts a delightful WEST FACING REAR GARDEN as well as MANY ORIGINAL FEATURES throughout and will prove an ideal family home, positioned within walking distance of Chorlton Village, all local amenities and transport links including the Metro, multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, dining room, 15ft dining kitchen. To the first floor are three good sized bedrooms, the second featuring a large bay window and main family bathroom, fitted with a three piece suite. The second floor reveals the main bedroom suite, comprising 19ft bedroom with EN-SUITE bathroom and walk in wardrobe. The cellar provides useful storage space and has been partially converted by the current owners. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with well stocked beds and path leading to the front door. To the rear, a delightful walled courtyard garden enjoys a sunny Westerly aspect and features a large Indian stone patio, raised beds with brick boundaries and stocked with an array of mature plants and shrubbery and a custom ornamental water fall and pond. An internal viewing of this superb property is most strongly recommended. Council Tax: B. EPC: C. Sold with a complete chain - our vendor has now had an offer accepted on a property that is sold with no onward chain.

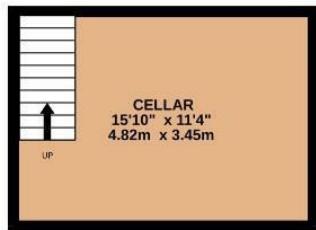


- Well presented four double bedroom, two bathroom end terrace period property
- Highly regarded road within walking distance of Chorlton Village, the Metro and Longford Park
- West facing rear garden
- Many original features retained
- Versatile family accommodation over three floors + cellars
- Short stroll from multiple local schools and parks
- Beautifully maintained gardens to both the front and rear
- 19ft main bedroom with en-suite bathroom and walk in wardrobe
- Sold with a complete chain - our vendor has now had an offer accepted on a property that is sold with no onward chain.
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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	

BASEMENT  
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 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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