



jordan fishwick

41 Crossland Road, M21 9DU
Guide Price £375,000



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The Property

A simply beautiful TWO BEDROOM MID TERRACE PERIOD PROPERTY located on a well regarded road within the Chorlton Green Conservation Area. This splendid property is presented in excellent order throughout having been tastefully updated by the current owners whilst retaining MANY ORIGINAL FEATURES. Nestled on a quiet road only a short stroll from the vibrant scene of Beech Road, Chorlton Ees and walking distance to all amenities and transport links in Chorlton Village, this superb property will prove ideal for a young couple or first time buyer and is offered for sale in MOVE-IN READY condition. The accommodation briefly comprises: lounge with original stained glass front door, wooden flooring and cast iron fireplace, timber double doors open to the dining room, kitchen fitted with modern shaker style units, integrated appliances and QUARTZ WORKTOPS. To the first floor there are two good sized bedrooms and bathroom fitted with a modern three piece suite. Timber framed double glazing and gas central heating have been installed and there are period style radiators features throughout the ground floor. Externally, to the front of the property is a fenced Southerly facing garden with well stocked beds and stone patio area while to the rear is a delightful walled courtyard garden. An internal viewing of this delightful home is most highly recommended. Council Tax: B.

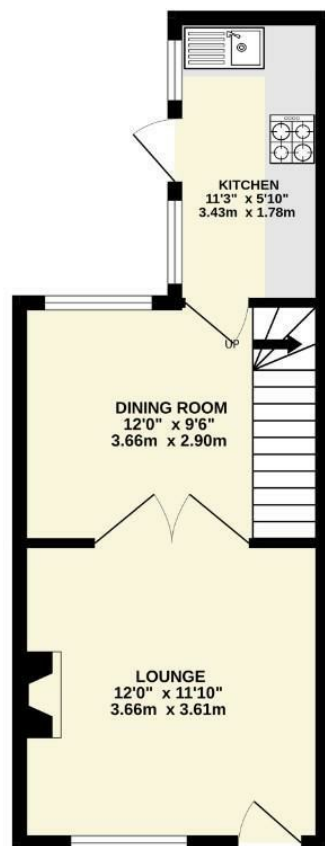
- Immaculate two bedroom mid terrace period property
- Sought after Chorlton Green location
- Many original features retained
- Move-in ready condition
- Kitchen fitted with integrated appliances and quartz worktops
- Ideally placed for all bars, restaurants, cafes and shops on Beech Road
- Walking distance to Chorlton Village, the Metro and Chorlton Ees
- Ideal for young couple or first time buyer
- Council Tax: B



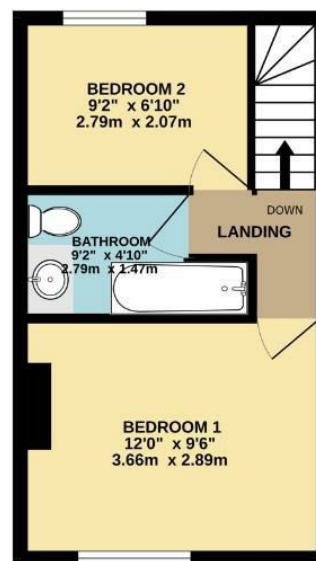
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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