



jordan fishwick

6 Grange Road, Chorlton, M21 9NY
Guide Price £495,000



The Property

An immaculately presented and significantly EXTENDED THREE BEDROOM MID TERRACE PERIOD PROPERTY located on a well regarded TREE-LINED ROAD only a short stroll from Chorlton Village and Longford Park. This delightful property is offered for sale in MOVE-IN READY condition having been stylishly decorated and updated throughout by the current owners creating a contemporary home with MANY ORIGINAL FEATURES, ideal for a young couple or family. The property further benefits from a 30FT OPEN PLAN LIVING/DINING/KITCHEN as well as being within only a short walk from all local amenities, transport links including the Metro, multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway with bay window, 30ft open plan living/dining/kitchen with modern shaker style units, integrated appliances, QUARTZ WORKTOPS and bi-folding doors opening to the rear garden. To the first floor there are three good sized bedrooms, the main benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path leading to the front door while to the rear, a delightful landscaped courtyard garden features an artificial lawn, stone flagged patio areas and well stocked beds with timber boundaries. An early viewing of this beautiful home is most strongly recommended. EPC: D. Council Tax: B.


**6 Grange Road, Chorlton,
Manchester, M21 9NY**

Offers Over £495,000



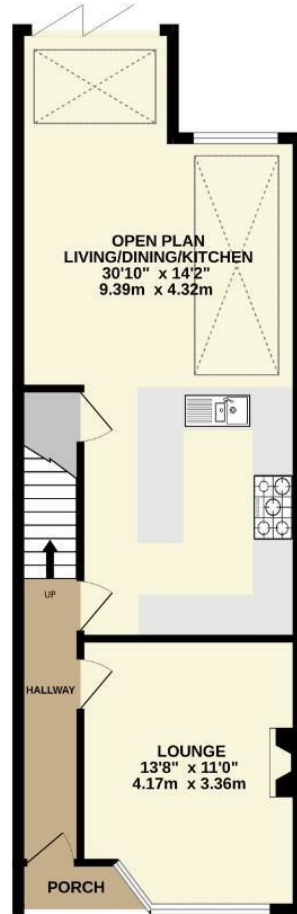
- Immaculate three bedroom mid terrace period property
- 30ft open plan living/dining/kitchen
- Well regarded tree-lined road
- Walking distance to Chorlton Village, Longford Park and the Metro
- Stylishly decorated and presented throughout
- Many original features
- Well placed for multiple local schools
- Landscaped rear garden
- EPC: D. Council Tax: B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Motrix 62025



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