



jordan fishwick

10 Wilton Road, Chorlton, M21 9DW
Offers Over £530,000



The Property

An immaculately presented and larger than average THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY located on a well regarded and sought after road just off Beech Road. This delightful property boasts a landscaped WESTERLY FACING REAR GARDEN and has been tastefully updated throughout by the current owners with MANY ORIGINAL FEATURES retained throughout to create a contemporary and MOVE-IN READY home ideal for a young couple/family or those looking to downsize. This splendid property further benefits from being only a short stroll from all local amenities and transport links in Chorlton Village, multiple schools and parks plus the array of independent bars, shops, and restaurants that line Beech Road. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and LOG BURNING STOVE open to the spacious dining room with feature brick wall, 20ft dining kitchen with modern gloss white units, GRANITE WORKTOPS and French patio doors opening to the rear garden. To the first floor there are three good sized double bedrooms, the main featuring bespoke full height fitted wardrobes and bathroom, stylishly re-fitted with a modern three piece suite plus there is the useful addition of additional storage space and a STUDY/OFFICE to the lower ground floor. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property a walled garden features well stocked beds and a gated path leading to the stained glass front door. To the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and boasts a tiled patio area, circular central lawn and beds stocked with plants and shrubs. An internal viewing is most strongly recommended.

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Manchester, M21 9DW**

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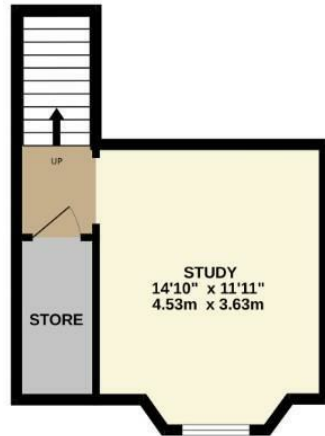
- Superbly presented mid terrace period property
- Highly regarded and sought after road just off Beech Road
- Landscaped Westerly facing rear garden
- Many original features retained
- Three double bedrooms
- Useful storage and study to the lower ground floor
- Stylishly refitted bathroom
- Walking distance from all local amenities, transport links, schools and parks
- Move-in ready condition
- Council Tax: C



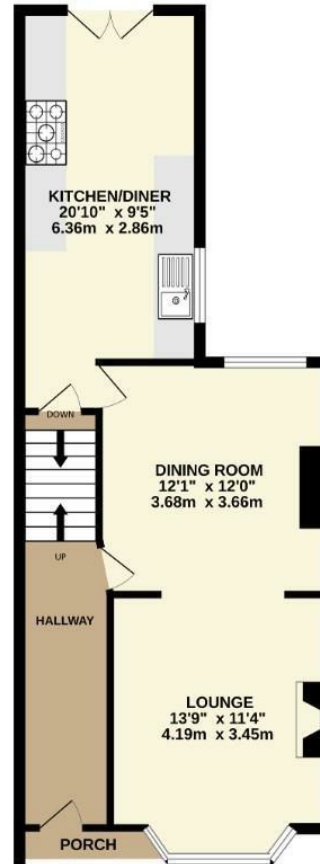
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



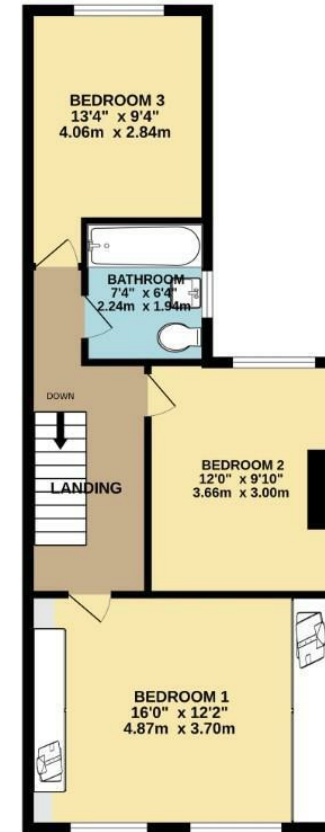
LOWER GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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