



*Jordan fishwick*

125 Oswald Road, Chorlton, M21 9GE

Guide Price £525,000

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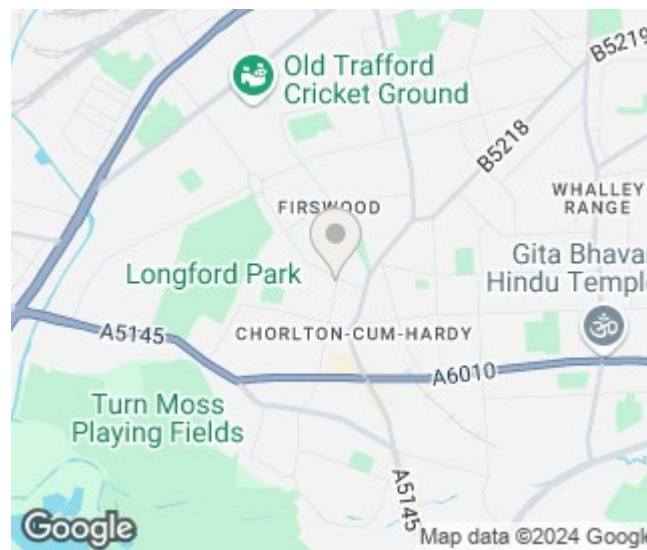


## The Property

Positioned on a highly regarded road only a short stroll from both Chorlton Village and Longford Park is this immaculately presented and EXTENDED THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY providing in excess of 1450sqft versatile accommodation over two floors and cellars. This exquisite property benefits from a WEST FACING REAR GARDEN and is offered for sale in MOVE-IN READY CONDITION, having been tastefully renovated and updated by the current owners whilst retaining MANY ORIGINAL FEATURES to create a contemporary family home with period elegance throughout. The splendid accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window with original stained glass and fireplace, 28FT OPEN PLAN LIVING/DINING/KITCHEN with full height bi-folding doors opening to the landscaped rear garden and modern fitted kitchen with Navy solid wood shaker style units and SOLID QUARTZ WORKTOPS, cloakroom w/c. The cellars provide useful storage space and laundry room. To the first floor there are three well proportioned double bedrooms, all of which benefit from original fireplaces, the 16ft main boasting a large bay window with original stained glass and bathroom, fitted with a modern three piece suite with feature tiled walls and flooring. Externally, to the front of the property is a walled garden with mature hedgerow and Palm tree offering privacy and a gated path leads to the front door. To the rear, a superb walled garden enjoys a Westerly aspect with large porcelain tiled patio, raised beds with fitted bench seating and artificial lawn. Gas central heating has been installed throughout and an internal viewing is most highly recommended. Council Tax Band B.



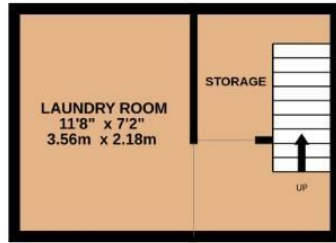
- Immaculately presented and extended period terrace
- Three double bedrooms
- 28ft open plan living/dining/kitchen with underfloor heating
- Many original features retained
- Stone's throw from Chorlton Village and Longford Park
- Move-in ready condition
- West facing landscaped rear garden
- 0.3 miles to the Metro
- Ideal family home



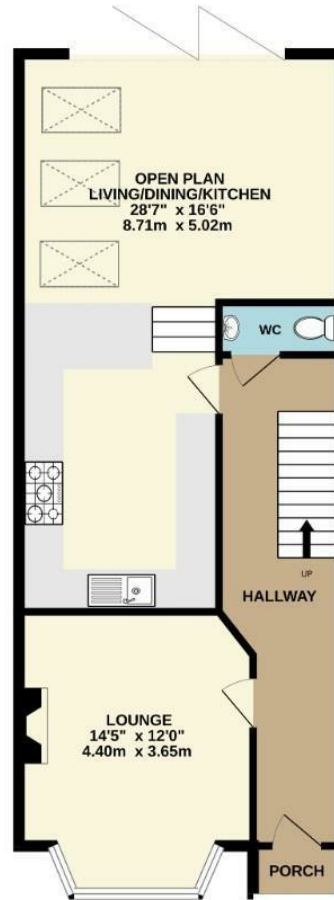
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC |           |



BASEMENT  
192 sq.ft. (17.9 sq.m.) approx.



GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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