



**GASCOIGNE
HALMAN**

Longford Road, Chorlton
£450,000.00

THE AREA'S LEADING ESTATE AGENCY



A spectacular and immaculately presented bay fronted terrace property. Boasting stylish fittings and finish throughout with a superb finish to a high standard and ample original features. The property has been refurbished and renovated by the current owners and is located in a highly sought after residential area, within walking distance to Chorlton Village, excellent transport links and several primary schools.

Property details

- A Stunning and Well-Presented Terrace Property
- Stylish Fittings and Finished to a High Standard Throughout
- Bay Fronted Living Room and Spectacular Modern Open Plan Dining Kitchen
- Three Good Sized Bedrooms and a Stylish Three Piece Bathroom Suite
- Gated Attractive Frontage and a Generous Rear Private Landscaped Garden
- Located Only Moments from Chorlton Village and Excellent Transport Links



About this property

Internally the property comprises of; welcoming entrance hallway with traditional Victorian tiles and a bespoke storage unit under the stairs which provides excellent storage. A bay fronted living room with feature fireplace and original floorboards. A stunning modern open plan dining kitchen which benefits from Karndean flooring, wood burning stove, central island, integrated Neff appliances and black aluminum doors overlooking the rear garden.

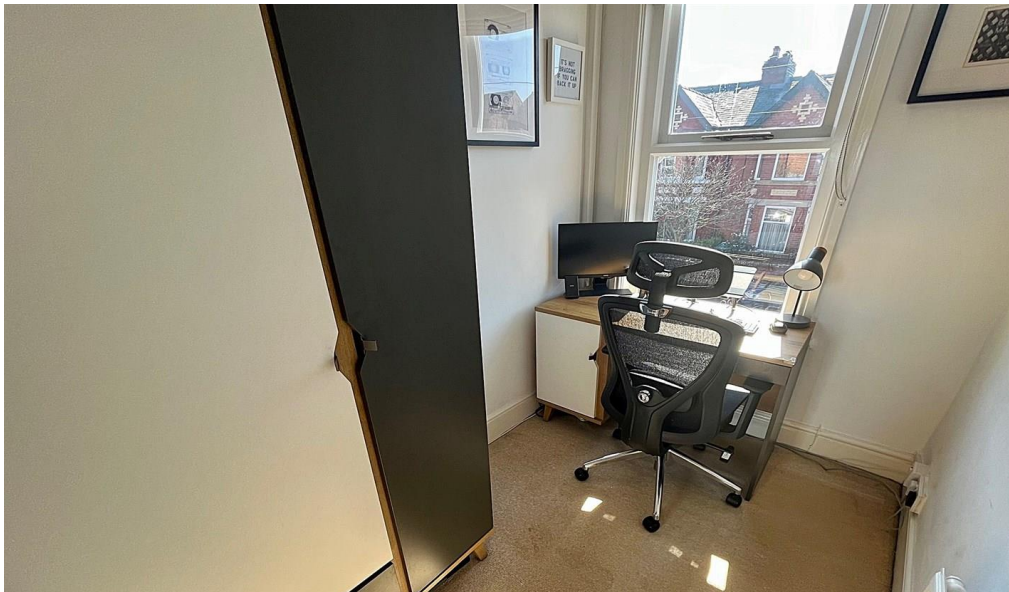
To the first floor there is three good sized bedrooms, the principle bedroom is located at the rear of the property and benefits from a feature fireplace, bespoke fitted wardrobes and being particularly large in size. A three piece stylish bathroom with metro tiles and rainfall shower serves all three bedrooms.

Externally the property is gated to the front, whilst to the rear there is a generous rear private landscaped garden.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.









DIRECTIONS

M21 gNP

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

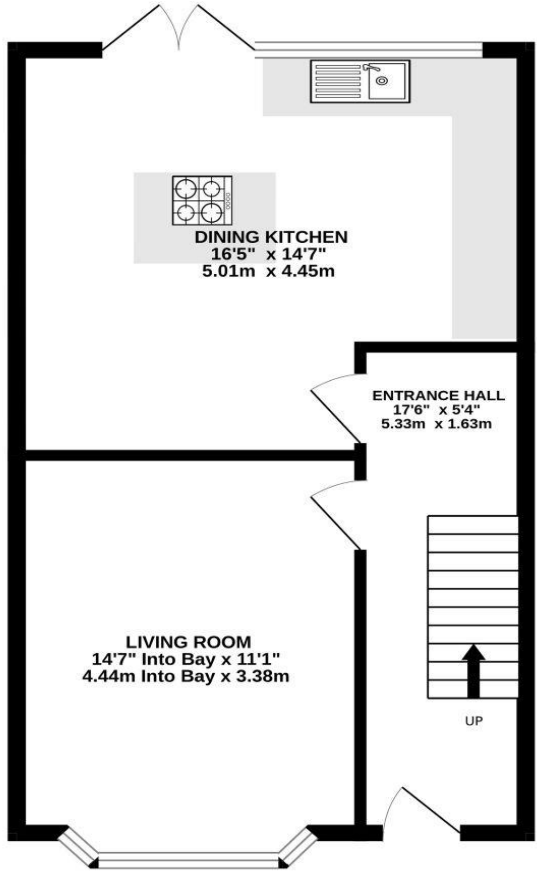
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

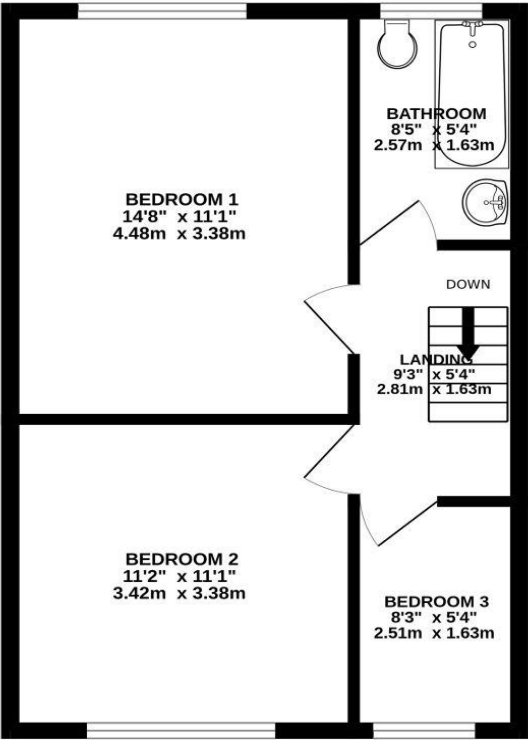
Ask Agent

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GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.





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