



**GASCOIGNE  
HALMAN**

Oswald Road, Chorlton  
**£500,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious three double bedroom period and bay fronted semi detached property in need of refurbishment and modernisation throughout. This property is ideal for any buyer looking to add their own stamp and value. Measuring an impressive 2004 SQ FT over three floors. Conveniently located only moments from Chorlton high street and excellent transport links. Offered to the market with No Vendor Chain.

## Property details

- A Spacious Bay Fronted Semi Detached Property
- In Need of Full Renovation and Modernisation Throughout
- Measuring an Impressive 2004 SQ FT
- Three Large Receptions Room and Fitted Kitchen
- Three Good Sized Double Bedrooms and Fitted Bathroom Suite
- Full Footprint Cellars and a Generous Westerly Facing Garden
- Offered with No Vendor Chain
- Located Close to Chorlton Village and Excellent Transport Links





## About this property

Internally the property comprises of a porch, welcoming entrance hallway with access to the cellars. A bay fronted living room, large dining room which leads to the kitchen and provides access to the rear garden. A spacious bay fronted sitting room completes the ground floor.

To the first floor there are three good sized double bedrooms, with the principle bedroom being particularly large in size, a fitted bathroom and separate W/C serve all three bedrooms.

The property offers cellar chambers which cover the full footprint of the property and externally is gated to the front, whilst to the rear the property offers a generous Westerly facing garden.

The property requires full renovation and modernisation. Offered to the market with No Vendor Chain.

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 9AZ

## COUNCIL TAX BAND

C

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

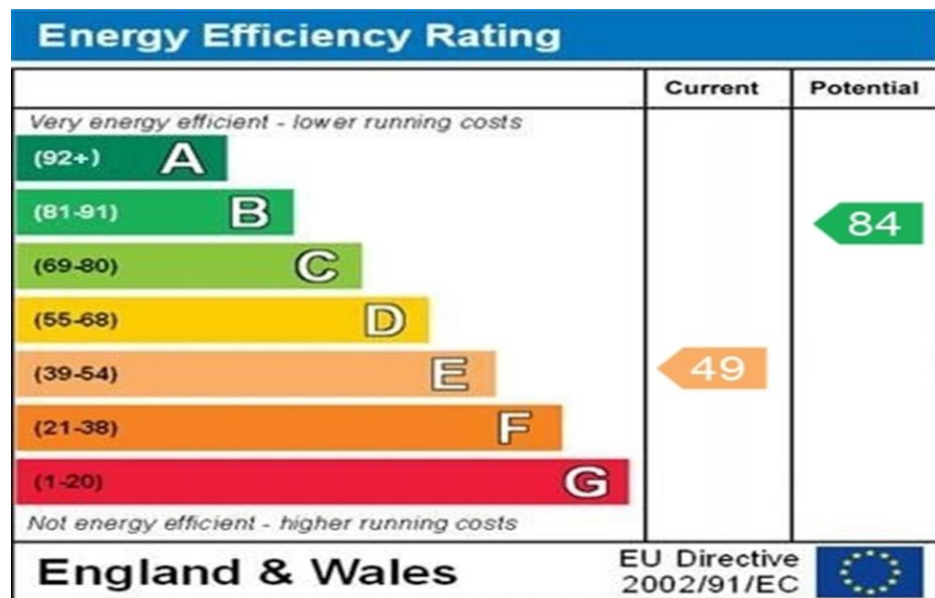
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

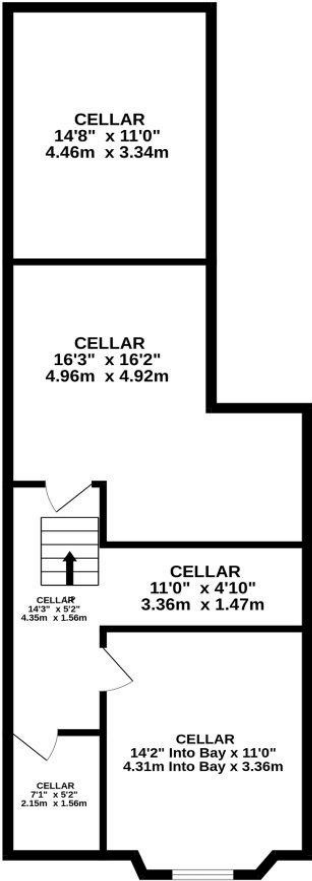
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

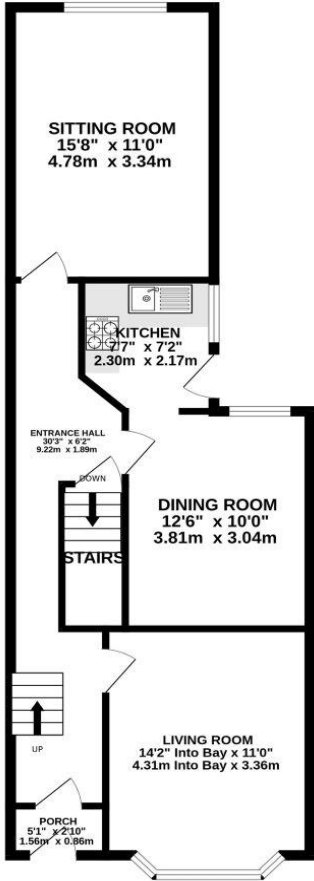
No

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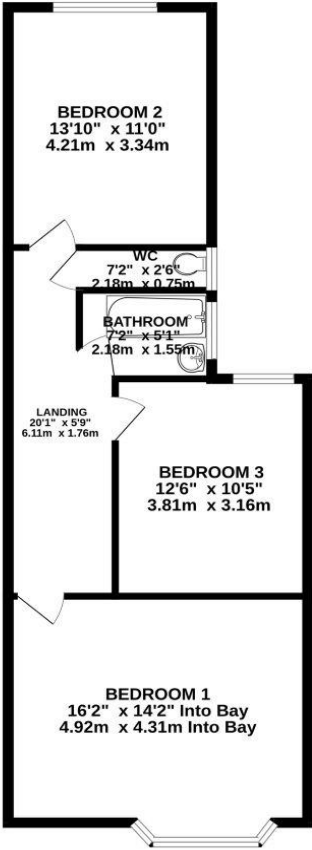
**BASEMENT**  
676 sq.ft. (62.8 sq.m.) approx.



**GROUND FLOOR**  
675 sq.ft. (62.7 sq.m.) approx.



**1ST FLOOR**  
654 sq.ft. (60.8 sq.m.) approx.







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0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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