



**Grange Road, Chorlton, Manchester, M21**

**Offers Over: £475,000**

*Freehold*

# Grange Road, Chorlton, Manchester, M21

**\*\* Video Tour Available \*\*** A fantastic opportunity to purchase a well presented **THREE BEDROOM** period mid terrace home retaining a wealth of period features located close to Chorlton Village.

The property is perfectly positioned within easy reach of an abundance of amenities including the Metrolink and motorway networks, shops, restaurants and bars in the village as well as being zoned for several popular schools.

The property itself is access via gated access and a paved pathway leads to the front door. You enter into a entrance hall which provides access to the ground and first floor accommodation. To your right there is a well-proportioned living room lit via a box bay window to the front elevation, feature fire surround with cast iron and tiled hearth and stunning oak wood flooring.

To the rear of the ground floor the dining room can be found which opens into the kitchen area. A further stunning feature fire surround can be found in the dining room with window overlooking the rear garden.

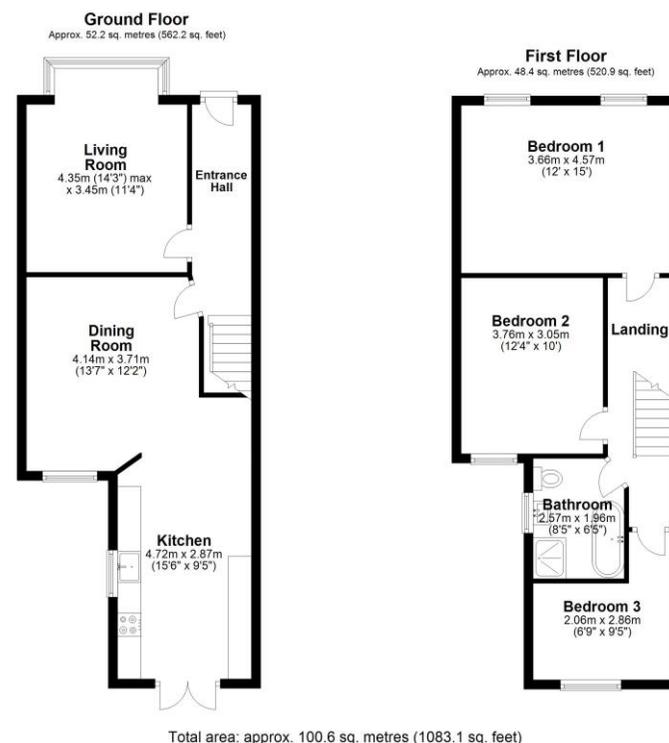
The Kitchen area is fitted with a range of base unit with Belfast style sink and space for appliances, patio doors lead to the rear garden.

The first floor reveals **THREE** bedrooms, the main bedroom being a good sized double and a four piece family bathroom fitted with walk in shower and free standing bath.

The rear garden offers an enclosed garden with walled boundaries, patio area ideal for alfresco dining and entertaining.

A fantastic purchase for first time buyers, families, professional or buy to let investors alike.

- Freehold
- Council Tax Band B
- EPC Grade D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.