



*Jordan fishwick*

48 Cheltenham Road, Chorlton, M21 9QN

Guide Price £475,000

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## The Property

A superbly presented THREE BEDROOM MID TERRACE PERIOD PROPERTY located on a quiet yet central road only a short stroll from all local amenities and transport links in Chorlton Village. This delightful property will prove ideal for a young couple or family having been stylishly updated and decorated throughout by the current owners and is located within walking distance of multiple local schools, parks and the Metro providing fast access to the city centre and nearby airport. The property further benefits from a 20ft open plan dining kitchen along with a larger than average rear courtyard garden. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window open to the dining room, 20ft dining kitchen with French patio doors opening to the landscaped rear garden. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout and the property further benefits from having SOLAR PANELS installed. Externally to the front of the property there is a walled garden with mature shrubs and decorative gravel while to the rear, a delightful enclosed garden features a large Indian sandstone patio area, well stocked beds with timber boundaries and decorative gravel. An internal viewing is most highly recommended.

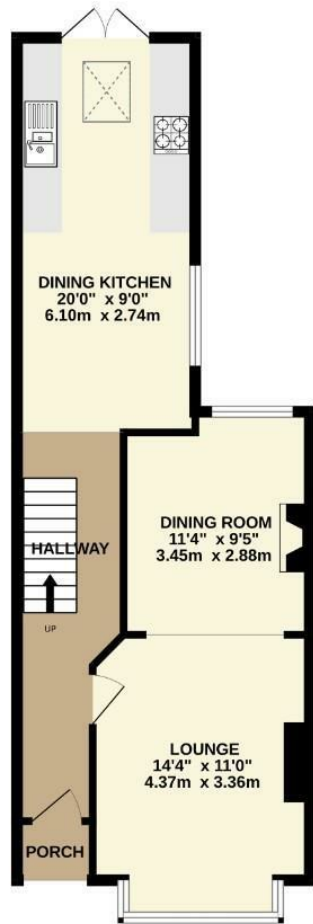
- Superbly presented mid terrace period property
- Three good sized bedrooms + two reception rooms
- Stylishly updated and decorated throughout
- 20ft open plan dining kitchen
- Well placed for all local amenities, schools and the Metro
- Walking distance from Chorlton Village and Longford Park
- Ideal for young couple or family
- Landscaped rear garden
- Solar panels on Feed-in Tariff (FIT)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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 2002/91/EC 	



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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