



jordan fishwick

63 Longford Road, Chorlton, M21 9WP

Guide Price £510,000



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The Property

*****NO CHAIN***** Located on a highly regarded and sought after road only a short stroll from Chorlton Village and Longford Park is this simply delightful **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** providing spacious and light accommodation, ideal for a couple or family. This superb property benefits from a **SOUTHERLY FACING REAR GARDEN** as well as having **MANY ORIGINAL FEATURES** retained and is ideally situated within walking distance from all local amenities and transport links including the Metrolink, multiple schools plus the array of independent shops, bars and restaurants that line Beech Road are all within easy reach. The property would benefit from some cosmetic updating and is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window and original fireplace, family room with original wooden flooring and views over the rear garden, extended dining/kitchen. To the first floor there are three good sized double bedrooms, the second with large bay window and bathroom, recently refitted with a stylish three piece suite with feature tiling. Both double glazing and gas central heating have been installed. Externally, to the front of the property there is a walled garden with gated path leading to the front door, with the potential to create off road parking (subject to planning permissions/consents). To the rear, a fenced and enclosed garden enjoys a sunny southerly aspect and has been mainly laid to lawn. An internal viewing is most highly recommended.

- NO CHAIN
- Extended semi detached period property
- Three double bedrooms + three reception rooms
- Southerly facing rear garden
- Well regarded and sought after road
- Ideally placed for all amenities and transport links in Chorlton Village
- Short stroll from Longford Park, multiple schools and Beech Road
- Many original features throughout
- Ideal for a couple or family
- Council Tax: C. EPC: D



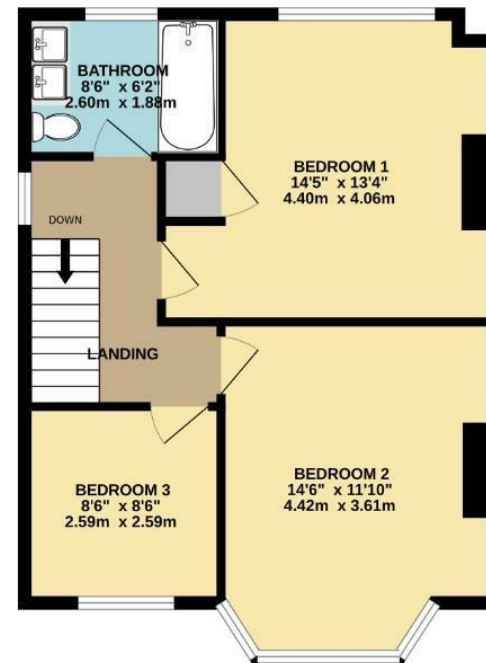
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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