



*jordan fishwick*

6 Glencross Avenue, Chorlton, M21 9NF  
Guide Price £825,000



## The Property

A superbly presented and significant EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY OF CHARACTER which has been beautifully modernised and stylishly updated throughout by the current owners. This splendid home is located on a quiet and well regarded CUL-DE-SAC within only a short stroll from both Chorlton Village and Longford Park and provides spacious versatile accommodation ideal for a couple or family. MANY ORIGINAL FEATURES have been retained and the property is within walking distance from multiple local schools, transport links including the Metro as well as the vibrant scene of Beech Road and all local amenities in Chorlton Village. The accommodation briefly comprises: enclosed porch with original tiling, spacious entrance hallway, 19ft lounge with large bay window, study which could also be used as a snug, beautiful open plan living/dining/kitchen with twin Velux skylight windows, modern gloss fitted units with integrated appliances and SOLID QUARTZ WORKTOPS and French patio doors opening to the landscaped rear garden, utility room. To the first floor there are four good sized double bedrooms, the main benefitting from both full height fitted wardrobes and EN-SUITE shower room and main family bathroom fitted with a modern three piece suite and UNDERFLOOR HEATING. Double glazing and gas central heating have been installed throughout. Externally to the front of the property is a walled garden with gated path to the front door while to the rear, a superbly landscaped garden features mature hedgerow borders, lawn, split level Indian sandstone patio area along with beds stocked with an array of plants and shrubs. An internal viewing of this fine home is most highly recommended.

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Manchester, M21 9NF**

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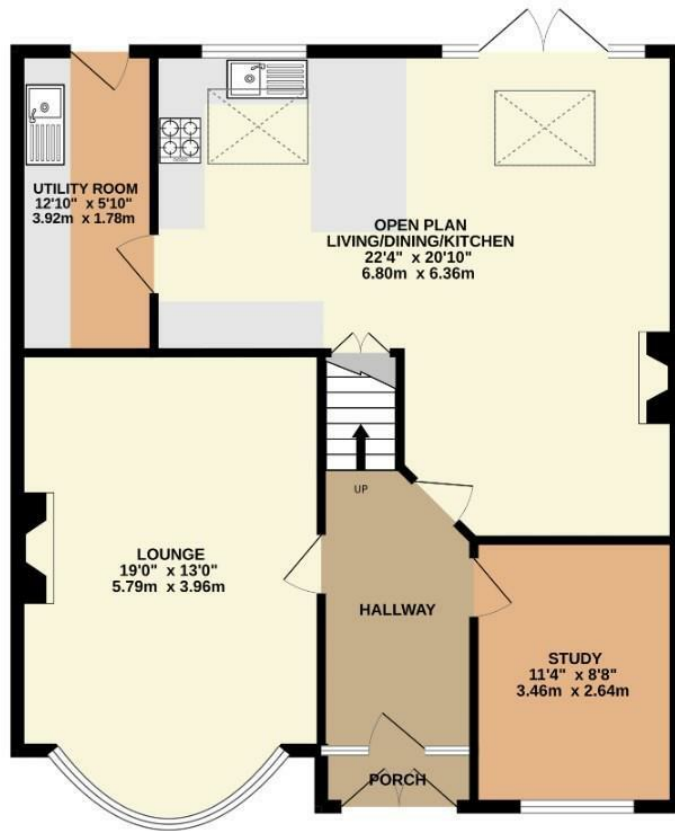
- Beautifully presented semi detached Edwardian property of character
- Four double bedrooms + two bathrooms
- Highly regarded and sought after CUL-DE-SAC
- 22ft open plan living/dining/kitchen
- Study and useful utility room
- Walking distance from Chorlton Village, Longford Park and Beech Road
- Move-in ready home ideal for a couple or family
- Stylishly decorated throughout
- Council Tax: D. EPC: D



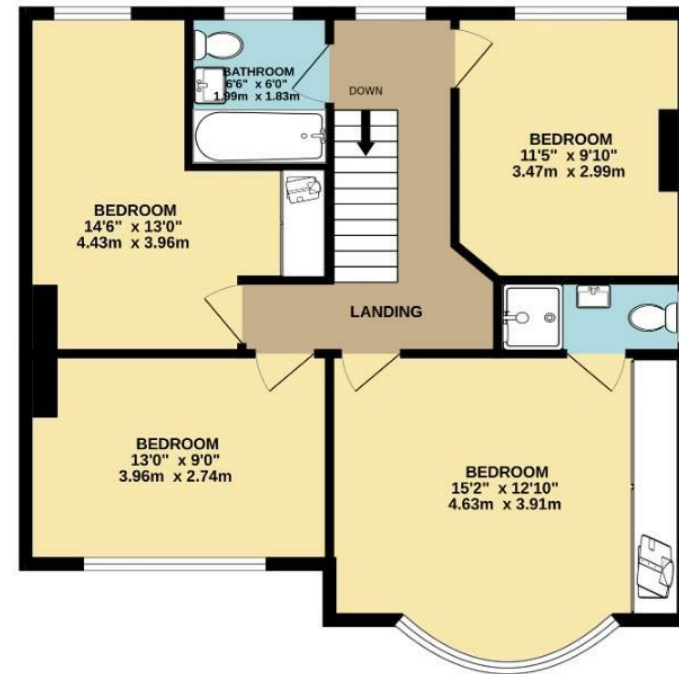
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 75        |
| (55-68) D                                   | 61                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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