



*Jordan fishwick*

27 Eleanor Road, Chorlton, M21 9FZ  
Guide Price £450,000



## The Property

Located on a well regarded tree-lined road is this beautifully presented, recently renovated TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which boasts a beautiful SOUTH FACING REAR GARDEN and is offered for sale in MOVE-IN READY condition having been stylishly updated and updated throughout by the current owners while having MANY ORIGINAL FEATURES retained. This superb property will prove ideal for a young couple or family and is ideally placed for all local amenities being only a short stroll from Chorlton Village, the Metrolink, the vibrant scene of Beech Road as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, vestibule, lounge with bay window and original cast iron fireplace, OPEN PLAN LIVING/DINING/KITCHEN fitted with modern shaker style units and integrated appliances, CARRARA MARBLE WORKTOPS, bespoke bench seating with concealed storage and French patio doors opening to the rear garden plus there is underfloor heating to the dining area. To the first floor there are two generously proportioned double bedrooms and bathroom, fitted with a period style Burlington suite, Mandarin Stone tiles and electric underfloor heating. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property there is a garden with low level brick boundary and well stocked beds. To the rear a walled courtyard garden enjoys a sunny southerly aspect and features a large stone patio area along with deep beds with timber boundaries displaying an array of mature plants and shrubs. An internal viewing is most strongly recommended.

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Manchester, M21 9FZ**

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- Superbly presented mid terrace period property
- Two good sized double bedrooms
- 22ft open plan living/dining/kitchen
- Many original features retained
- Move-in ready condition having been recently renovated and updated by the current owners
- Bathroom fitted with a period style Burlington suite, underfloor heating and tiles by Mandarin Stone
- Well placed for all local amenities and transport links in Chorlton Village
- Short stroll from Beech Road, Chorlton Ees, Ivy Green and Brookburn Primary School
- Southerly facing rear garden
- Council Tax: B. EPC: C



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>69</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  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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