



Jordan fishwick

30 Kingshill Road, Chorlton, M21 9FY
Guide Price £450,000



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The Property

Located on a quiet and well regarded tree-lined road only a short stroll from Chorlton Village and Ivy Green is this beautifully presented **TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY** which is offered for sale in **MOVE-IN READY** condition having been stylishly decorated and updated by the current owners. This delightful property offers spacious and light accommodation, ideal for a young couple or family and benefits from having **MANY ORIGINAL FEATURES** retained along with well maintained gardens to both the front and rear. This superb property 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 and is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway with feature tiled flooring, spacious lounge with bay window, original fireplace and wooden flooring open to the sitting/dining room with **LOG BURNING STOVE** and French patio doors leading to the rear garden, kitchen fitted with modern shaker style units and solid wooden worktops. To the first floor there are two generously proportioned double bedrooms, each benefiting from fitted wardrobes and bathroom, fitted with a period style suite with feature tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property there is a walled garden with gated path leading to the front door. To the rear, an enclosed courtyard garden features a large stone flagged patio and raised beds stocked with an array of mature plants and shrubs. Early viewing is most highly recommended.

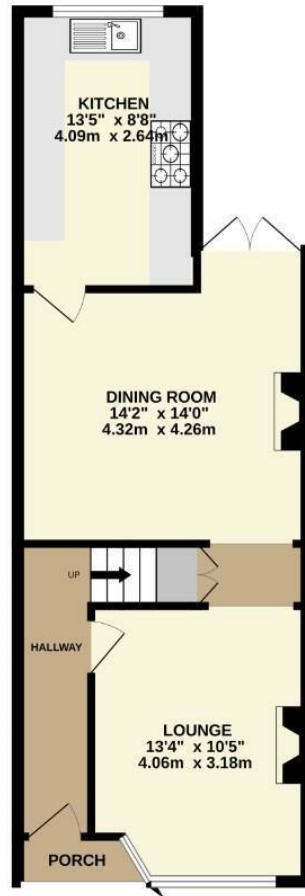
- Superbly presented mid terrace period property
- Two double bedrooms + two reception rooms
- Well regarded tree-lined road
- Many original features retained
- Well maintained gardens to both front and rear
- Move-in ready condition
- Short stroll from Chorlton village and Ivy Green
- Walking distance from all local amenities, schools and transport links
- Ideal for young couple/family
- Council Tax: B. EPC: D



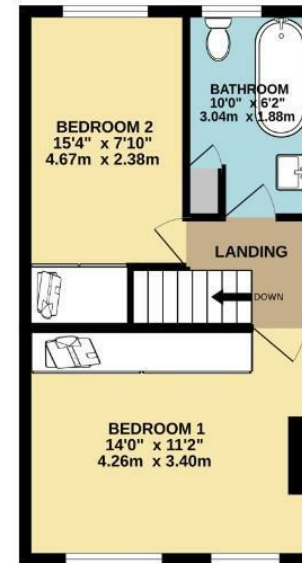
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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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