

jordan fishwick

70 Chelsfield Grove, Chorlton, M21 7BD

Guide Price £440,000



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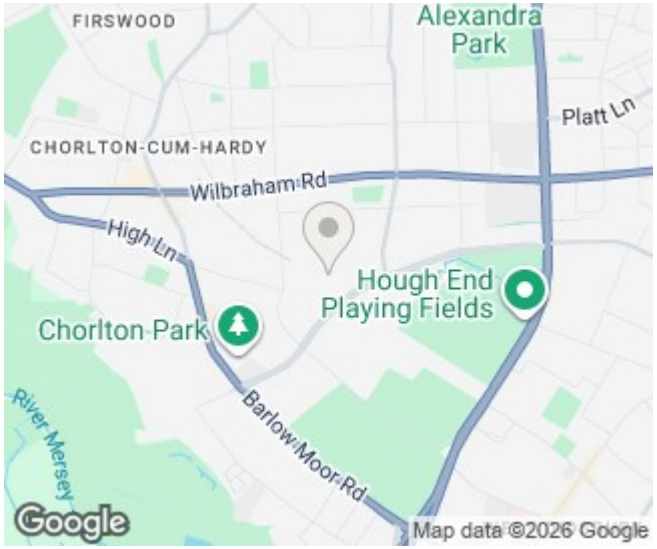
The Property

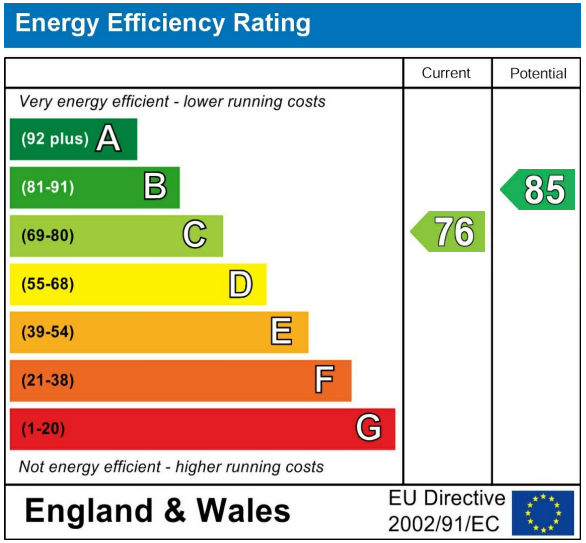
NO CHAIN Nestled on a quiet residential CUL-DE-SAC ideally placed for all local amenities and transport links is this delightful FOUR DOUBLE BEDROOM, TWO BATHROOM MODERN TOWNHOUSE offering spacious and versatile ACCOMMODATION OVER THREE FLOORS. This superb property will prove ideal for a young couple or family and benefits from both a DRIVEWAY AND GARAGE providing off road parking as well as gardens to both the front and rear. The property is situated within walking distance of all local amenities and transport links including the Metro (St. Werburgh's Road, 0.1 miles) providing fast access to the city centre and nearby airport plus there are multiple schools and parks all within easy reach. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with bi-folding doors opening to the dining kitchen fitted with modern gloss units, conservatory, utility room, w/c. To the first floor there are three good sized bedrooms, the largest benefitting from large fitted wardrobes and bathroom, fitted with a four piece suite while the second floor reveals the principal suite comprising 15ft bedroom with full height fitted wardrobes and EN-SUITE shower room. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property there is a driveway which leads to the garage providing ample off road parking and a lawned garden with mature hedgerow borders. To the rear, a fenced and enclosed garden features an artificial lawn, timber decking and beds stocked with an array of mature plants and shrubs. An internal viewing is highly recommended.

- NO CHAIN
- Well presented modern townhouse
- Four double bedrooms, two bathrooms + three reception rooms
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village and the Metro (St Werburghs Rd - 0.1 miles)
- Driveway and garage providing off road parking
- Ideally placed for multiple local schools and parks
- Spacious and light family accommodation over three floors
- Council Tax: E. EPC: C



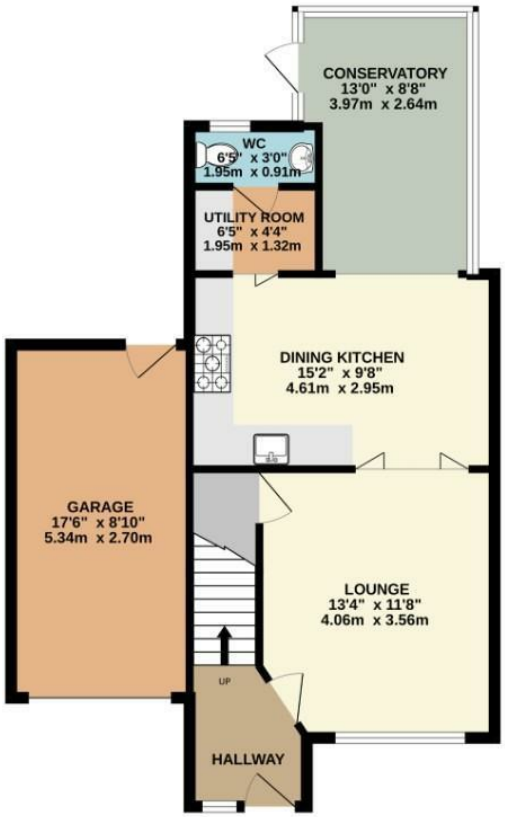




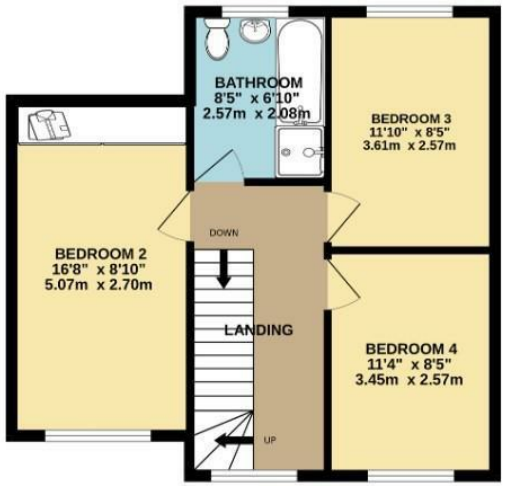




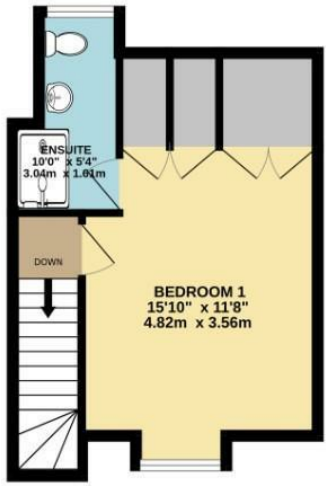
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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