



Jordan fishwick

108 Newport Road, Chorlton, M21 9WN
Offers Over £425,000

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The Property

*****NO CHAIN***** A simply delightful **THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED PERIOD PROPERTY** located on a highly regarded and sought after road ideally placed for both Chorlton Village and Longford Park. This delightful property offers spacious and light accommodation throughout, ideal for a young couple or family and benefits from two spacious reception rooms as well as an extended dining kitchen. This splendid property is situated only a short stroll from all local amenities and transport links in Chorlton Village, Beech Road with its array of independent shops, cafes and restaurants as well as multiple local schools and parks and is certainly not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden, dining kitchen. To the first floor there are three generous double bedrooms, the main benefitting from an **EN-SUITE SHOWER** room as well as a large bay window and views over the rear garden and main family bathroom, fitted with a modern three piece suite. 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 a fenced and enclosed garden has been mainly laid to lawn and features a patio area along with beds stocked with mature plants and shrubs. Early viewing is strongly recommended.

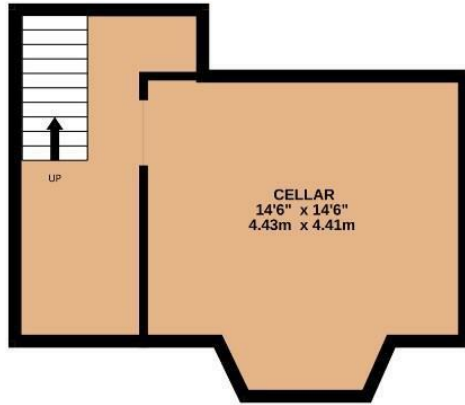
- NO CHAIN
- Delightful semi detached period property
- Three double bedrooms + two bathrooms
- Two spacious reception rooms + dining kitchen
- Highly regarded and sought after road
- Well placed for all local amenities and schools
- Walking distance from Chorlton Village, Beech Road and the Metro
- Ideal for a young couple or family
- Council Tax: C. EPC: D



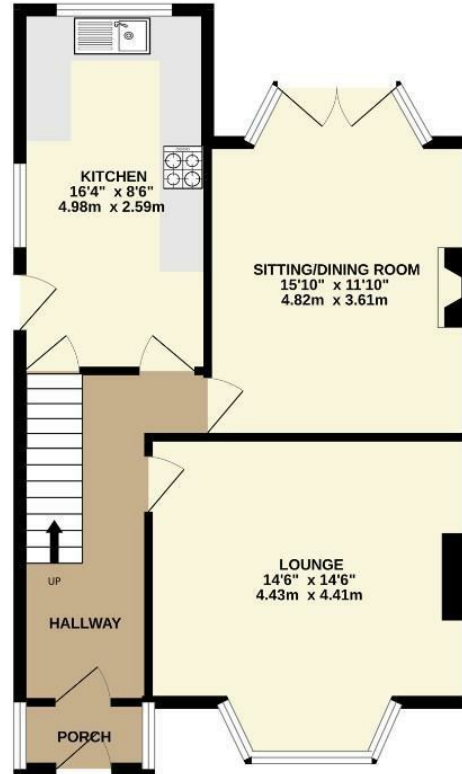
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



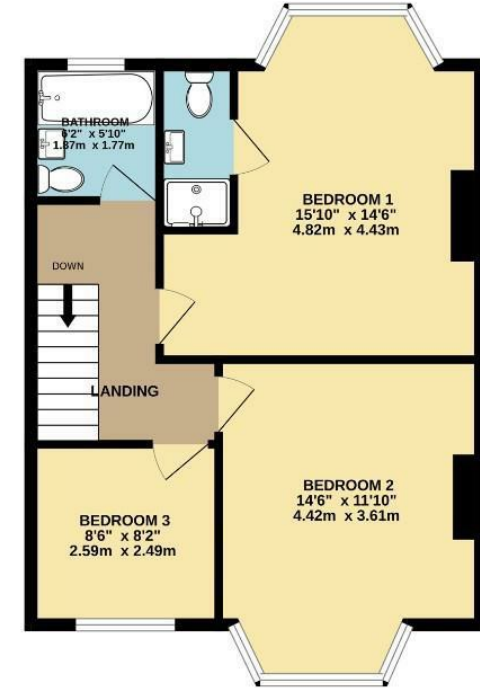
BASEMENT
285 sq.ft. (26.5 sq.m.) approx.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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