



jordan fishwick

30 Longford Road, Chorlton, M21 9SP
Guide Price £425,000



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The Property

NO CHAIN Located on a highly regarded and sought after road only a short stroll from both Chorlton Village and Longford Park is this delightful THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY, offering spacious and light accommodation ideal for a young couple or family. This delightful property would benefit from some cosmetic updating and modernisation providing the ideal opportunity for a buyer to create a contemporary home well suited to their own requirements and taste. The property is conveniently situated within only a short stroll from all local amenities and transport links, multiple local schools plus Beech Road with its array of independent shops, bars and restaurants are all within easy reach. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window, sitting/dining room, kitchen fitted with shaker style units and solid wooden worktops. To the first floor there are three good sized double bedrooms, the main benefitting from a large bay window and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property there is a garden with low level brick boundary and gated path to the front door. To the rear, a walled courtyard garden features a stone flagged patio area and decorative gravel. Early viewing is most highly recommended.

- NO CHAIN
- Delightful mid terrace period property
- Three good sized double bedrooms + two reception rooms
- In need of some cosmetic updating and modernisation
- Walking distance from Chorlton Village, multiple schools and Longford Park
- Spacious and light accommodation throughout
- Highly regarded and sought after road
- Short stroll from Beech Road and the Metro
- Ideal for a couple or family
- Council Tax: C. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA - 1160 sq.ft. (107.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metapix 62026.



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