



*Jordan fishwick*

25 Eleanor Road, Chorlton, M21 9FZ  
Guide Price £440,000



## 25, Eleanor Road, Chorlton Manchester M21 9FZ

Guide Price £440,000




### The Property

Located on a well regarded tree-lined road is this beautifully presented, A beautiful TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which boasts a beautiful SOUTH FACING REAR GARDEN. 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 a covered porch, lounge with bay window and a 21ft OPEN PLAN DINING/KITCHEN. To the first floor there are two generously proportioned double bedrooms and a modern bathroom with a three piece suite. Partial double glazing and gas central heating have been installed in the property. Externally to the rear a walled courtyard garden which enjoys a sunny southerly aspect. An internal viewing is most strongly recommended.

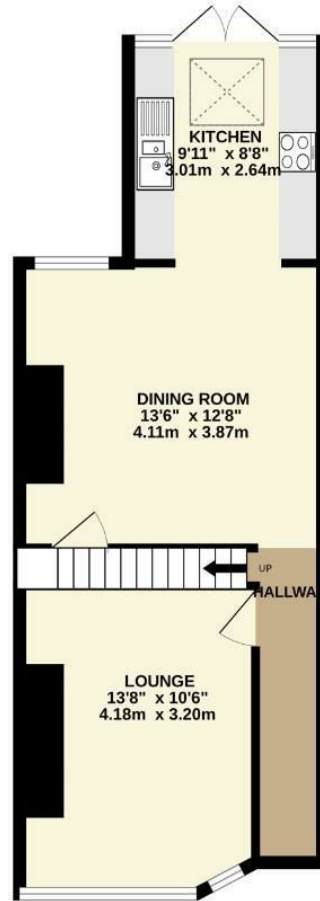
- A beautifully presented mid terraced property.
- Two good sized double bedrooms
- A modern bathroom with a three piece suite
- A 21ft open dining/kitchen
- Well placed for all local amenities and transport links in Chorlton Village
- Short stroll from Beech Road, Chorlton Ees, Ivy Green and Brookburn Primary School
- Sought after Chorlton Green location
- South facing rear courtyard garden



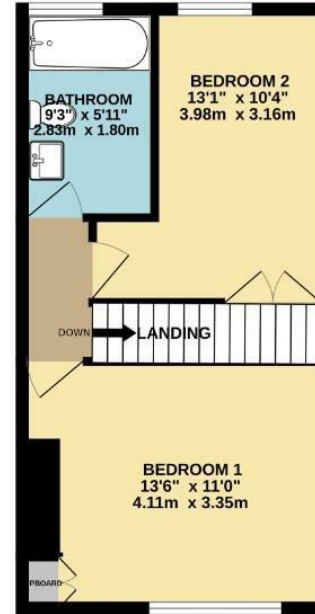
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington