



*Jordan fishwick*

22 Eleanor Road, Chorlton, M21 9FZ

Guide Price £515,000

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### The Property

\*\*\*NO CHAIN\*\*\* An immaculately presented THREE DOUBLE BEDROOM END TERRACE PERIOD PROPERTY located on a quiet and well regarded road in Chorlton Green located. This delightful property is located only a short stroll from all local amenities, the vibrant scene of Beech Road as well Ivy Green and will prove ideal for a young couple or family. The property offers spacious and versatile accommodation throughout with a 24FT OPEN PLAN LIVING/DINING/KITCHEN and has been tastefully modernised and updated white retaining MANY ORIGINAL FEATURES. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window and original fireplace, 24ft open plan living/dining/kitchen with large Southerly facing windows, modern fitted kitchen with integrated appliances and central island. To the first floor there are three well proportioned double bedrooms, the main featuring a large bay window and original cast iron fireplace and bathroom, fitted with a modern three piece suite and feature tiling. Externally, walled gardens surround the property to three sides with an enclosed courtyard garden and useful outbuilding/garage to the rear which currently used as a home gym and additional storage. Double glazed period sash style windows and gas central heating have been installed throughout and an internal viewing is most highly recommended. Sold with no onward chain.

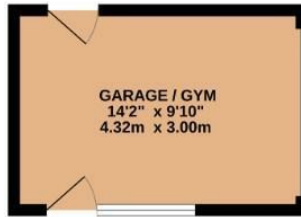
- NO CHAIN
- Superbly presented end terrace period property
- Three good sized double bedrooms
- 24ft open plan living/dining/kitchen
- Many original features retained
- Sought after Chorlton Green location
- Walking distance from Chorlton Village, Beech Road and Ivy Green
- Move-in ready condition ideal for a young couple / family
- Garage/Outbuilding to the rear
- Council Tax: B



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>	69	76
(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 	



OUTBUILDING  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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