



*jordan* fishwick

19 Stanley Grove, Chorlton, M21 9DT  
Guide Price £435,000

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## The Property

\*\*\*NO CHAIN\*\*\* Welcomed to the market for the first time in almost 70 years is this truly delightful THREE DOUBLE BEDROOM COTTAGE, nestled at the end of a quiet residential CUL-DE-SAC only a stone's throw from Chorlton Green and Beech Road. This superb property will prove ideal for a young couple or family and benefits from a spacious garden to the front along with a walled courtyard garden which enjoys a sunny Westerly aspect to the rear. The property provides spacious and light accommodation throughout and is ideally placed for all local amenities, parks including Chorlton Ees and transport links. The accommodation briefly comprises: entrance hallway, lounge, spacious open plan living/dining/kitchen, shower room. To the first floor there are three good sized double bedrooms, the main benefiting from full height fitted wardrobes and bathroom fitted with a three piece suite. Double glazing and gas central heating have been installed throughout. An internal viewing is most highly recommended.



- NO CHAIN
- Truly delightful Victorian cottage
- Three double bedrooms and two bathrooms
- Spacious open plan living/dining/kitchen
- Quiet residential cul-de-sac
- Sought after Chorlton Green location
- Short stroll from Beech Road, Chorlton Ees and Chorlton Village
- Ideal for a young couple or family

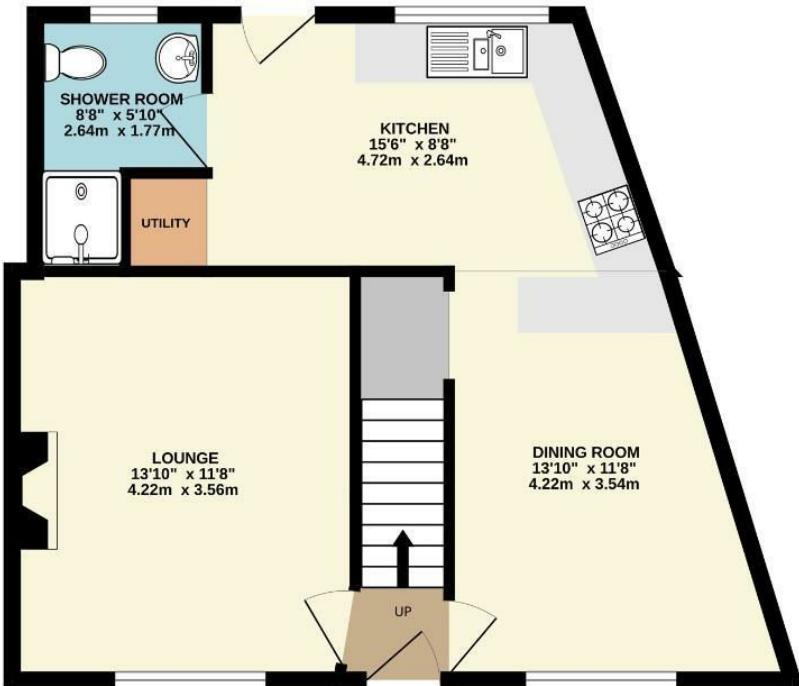


### Energy Efficiency Rating

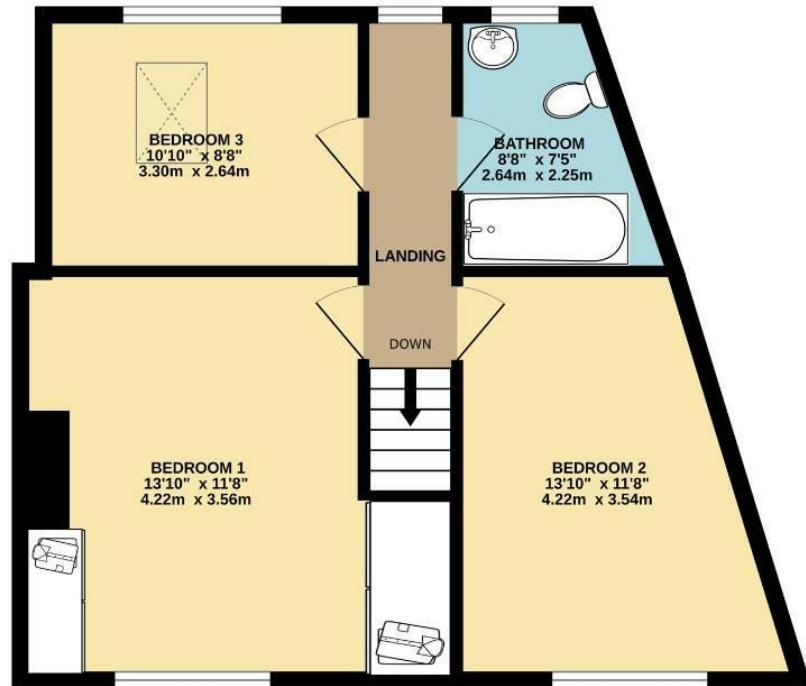
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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