



*Jordan fishwick*

5 Limley Grove, Chorlton, M21 8UB

Guide Price £515,000



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### The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY positioned on a quiet and well regarded CUL-DE-SAC ideally placed for both Chorlton Village and Beech Road. This splendid property will prove ideal for a young couple or family having been modernised and reconfigured to create a contemporary home with versatile ACCOMMODATION OVER FOUR FLOORS. The property is situated within walking distance of all local amenities and transport links in Chorlton Village, many local schools and parks plus the vibrant scene of Beech Road is only a short stroll away. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window open to the dining room, modern fitted kitchen. To the first floor there are three good sized bedrooms, the main benefitting from full height fitted wardrobes and bathroom fitted with a modern three piece suite. The loft has been converted to a useful loft room which is accessed via drop down ladder and offers scope for full conversion to an additional bedroom (subject to planning / building control approval) along with a storage room which already features plumbing in readiness of being fitted as a shower room. The lower ground floor reveals an informal family / media room which has not been tanked yet is a useful and functional space along with a shower room. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property is a garden with low level brick boundary while to the rear, an enclosed courtyard garden features a raised timber decking. An internal viewing is most highly recommended.

- NO CHAIN
- Superbly presented mid terrace period property
- Three double bedrooms, two bathrooms + loft room
- Quiet and sought after CUL-DE-SAC
- Walking distance from Chorlton Village and Beech Road
- Well placed for the Metrolink, multiple local schools and parks
- Move-in ready condition
- Spacious and light accommodation over four floors
- Ideal for young couple or family
- Council Tax: B EPC rating: D



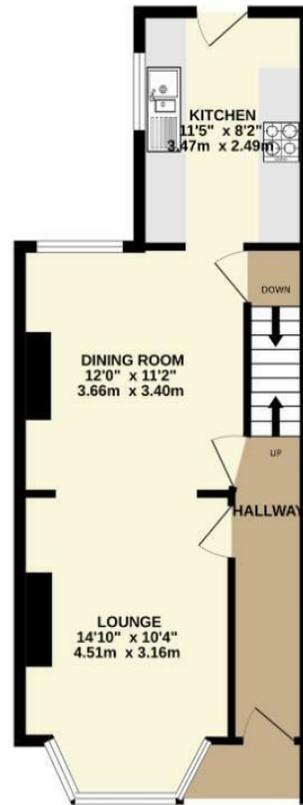
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



BASEMENT  
210 sq.ft. (19.5 sq.m.) approx.



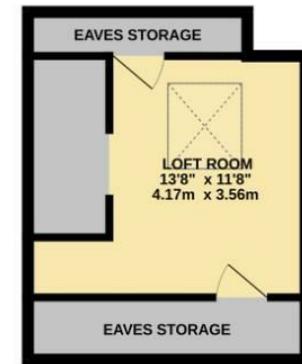
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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