



Jordan fishwick

16 Limley Grove, M21 8UB
Guide Price £460,000



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The Property

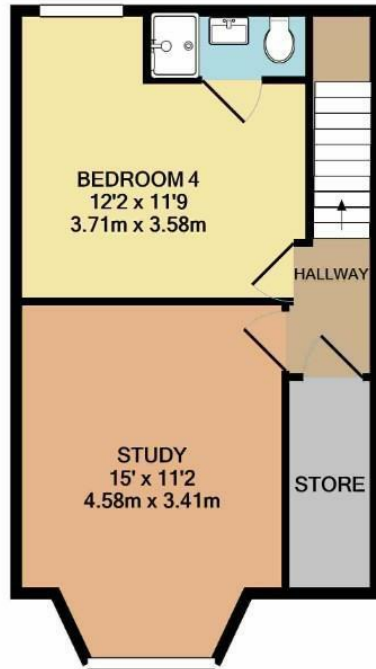
A truly splendid BAY FRONTED MID TERRACE PERIOD PROPERTY, boasting FOUR BEDROOMS and SPACIOUS FAMILY ACCOMMODATION OVER THREE FLOORS. This delightful property, situated on a quiet yet central CUL-DE-SAC, is located just a stones throw from Chorlton Village, Chorlton Park and the vibrant scene of Beech Road and retains MANY ORIGINAL FEATURES throughout, such as the flooring, fireplaces, high ceilings and coving. Providing spacious and light accommodation of over 1350sqft, this property further benefits from a superb WEST FACING REAR GARDEN, with multiple patio seating areas and lawn. The accommodation briefly comprises: covered porch, entrance hallway, lounge with bay window and original fireplace, dining room with original fitted storage cupboard, spacious fitted kitchen. The first floor reveals three well proportioned bedrooms, the main benefitting from full height fitted wardrobes, and main family bathroom, with a modern three piece suite and feature tiled walls and flooring. The FULLY CONVERTED AND TANKED CELLARS provide yet further accommodation comprising: study/third reception room, bedroom four with en-suite shower room, an ideal guest suite, and storage room. Externally there is a walled garden to the front of the property with stone patio whilst to the rear, an excellent WEST FACING walled and enclosed garden with two stone patio areas and lawn. Both double glazing and gas central heating are installed and an internal viewing comes most highly recommended.

- Delightful mid-terrace period property
- Four bedrooms and two bathrooms
- Quiet and central Cul-de-sac
- Spacious accommodation over three floors
- Walking distance to Chorlton Village, The Metro and nearby parks
- Gardens to both front and rear
- Many original features throughout
- Fully converted and tanked cellars with additional reception room and en-suite bedroom
- Over 1300 square foot
- Ideal family home

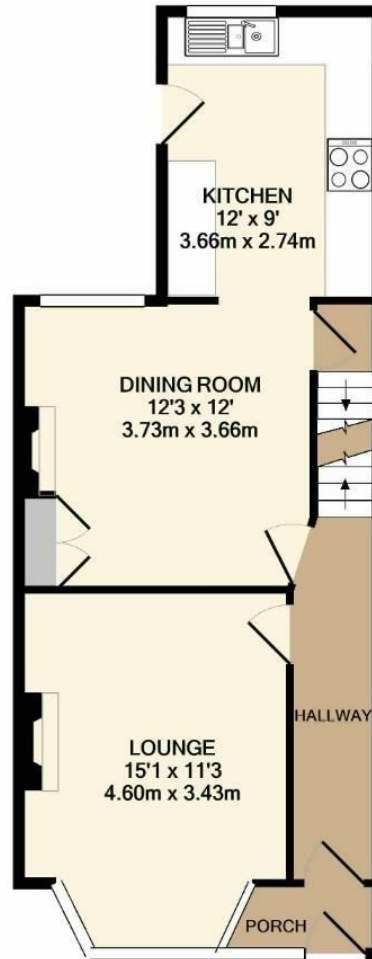


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOWER GROUND FLOOR
 APPROX. FLOOR
 AREA 380 SQ.FT.
 (35.3 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 506 SQ.FT.
 (47.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 469 SQ.FT.
 (43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.9 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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