



**jordan fishwick**

14 Eleanor Road, Chorlton, M21 9FZ

Guide Price £385,000



## Eleanor Road Manchester M21 9FZ

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### The Property

Located on a highly regarded road in Chorlton Green, a beautifully presented TWO DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY, situated only a few minutes walk from all local amenities, Beech Road, Chorlton Village and the Metro. This delightful property has been tastefully modernised and decorated throughout by the current owners, creating a stylish and contemporary home ideal for a young couple or family. Offered for sale in MOVE-IN CONDITION, this splendid property is not one to be overlooked and features two spacious reception rooms, the lounge boasting a LOG BURNING STOVE and a LARGER THAN AVERAGE COURTYARD GARDEN. The splendid accommodation briefly comprises: covered porch, entrance hallway with feature tiled flooring, spacious lounge with bay window overlooking the front garden, dining room with patio door opening to the rear garden, kitchen fitted with modern gloss white units. To the first floor there are two excellently proportioned double bedrooms and bathroom, fitted with a three piece suite and over bath shower. Externally, a walled garden with stone patio can be seen to the front of the property whilst to the rear, an excellent walled and enclosed courtyard garden with Indian stone patio and artificial lawn. Double glazing has been installed throughout, with all windows having been replaced within the past four years, and the property is heated by gas central heating. An internal viewing of this fine home comes most highly recommended.

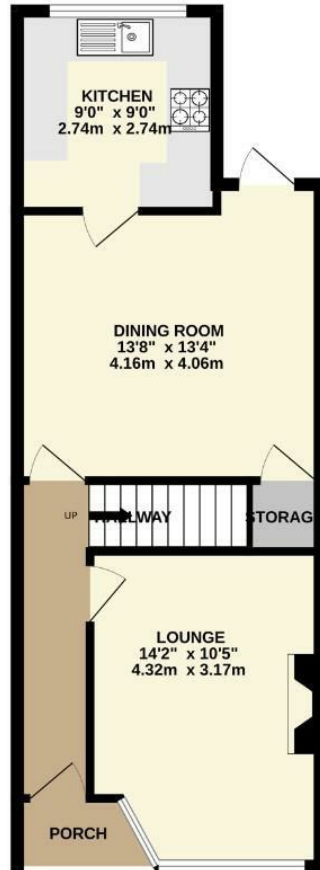
- Beautifully presented period mid terraced property
- Two double bedrooms and two spacious reception rooms
- Sought after Chorlton Green location
- Short walk to Beech Road, Chorlton Ees and Chorlton Village
- Larger than average courtyard garden
- 850sqft accommodation over two floors
- Scope to convert loft
- Double glazing and gas central heating throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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