



Jordan fishwick

94 Newport Road, Chorlton, M21 9WN

Guide Price £525,000



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Offers In Excess Of £525,000



The Property

A beautifully presented, recently renovated **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY**, offering 1150sqft spacious and versatile accommodation ideal for a young couple or family. This superb property is offered for sale in **MOVE-IN READY** condition having been tastefully modernised and updated by the current owners whilst having had **MANY ORIGINAL FEATURES RETAINED**. Located only a few minutes walk from both Chorlton Village and Longford Park, as well as all local amenities and transport links, this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, sitting/dining room with French patio doors to the rear garden, kitchen/breakfast room with solid stone worktops. To the first floor are three double bedrooms, all of good proportions, the main benefiting from an **EN-SUITE SHOWER ROOM**, and main family bathroom, fitted with a modern three piece suite and tiled walls and flooring with **UNDERFLOOR HEATING**. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with Indian stone patio. To the rear, a fenced and enclosed garden, mainly laid to lawn with wooden decking and Indian stone patio.



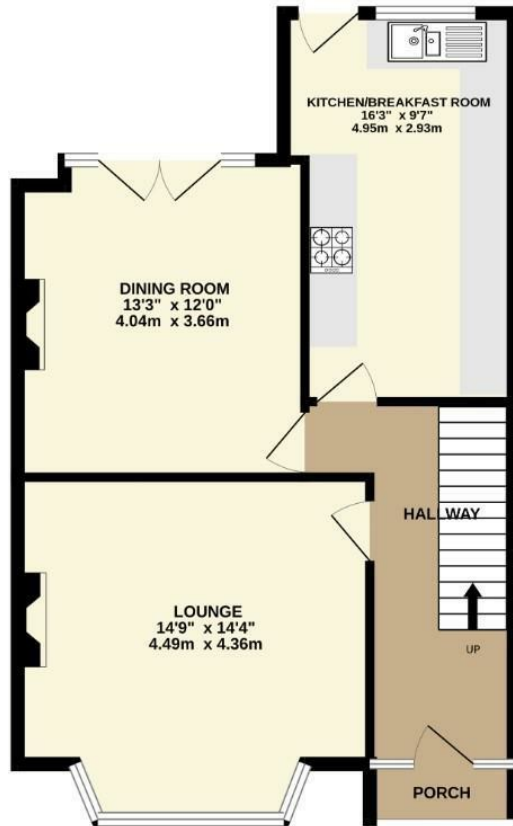
- Beautifully presented semi detached period property
- Three double bedrooms and two bathrooms
- Many original features retained
- Two reception rooms + 16ft breakfast kitchen
- Recently updated and modernised by the current owners
- Well maintained gardens to both the front and rear
- Short walk to both Chorlton Village and Longford Park
- Ideal for young couple or family
- Gas central heating and double glazing
- Move-in ready condition



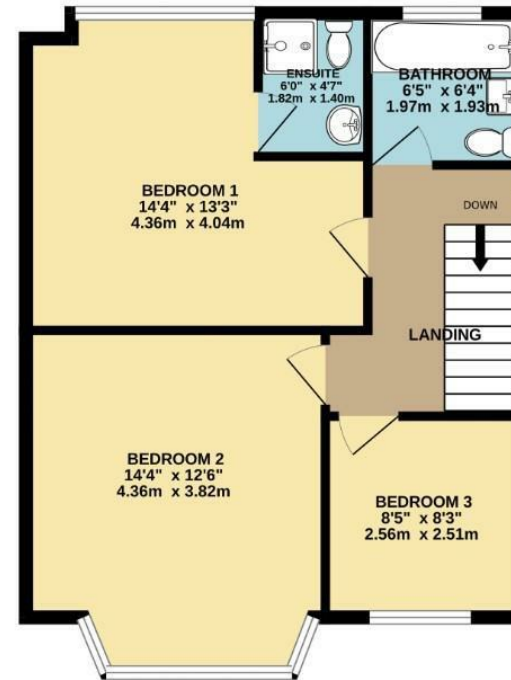
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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