



*Jordan fishwick*

9 Crossland Road, Chorlton Green, M21 9DU

Guide Price £325,000



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### The Property

**\*\*\*NO CHAIN\*\*\*** Situated only a MINUTES WALK FROM BEECH ROAD, a well presented TWO DOUBLE BEDROOM PERIOD MID TERRACED PROPERTY located on a highly regarded road in Chorlton Green. This delightful property provides spacious and light accommodation throughout, ideal for a couple or first time buyers. With a large through lounge/dining room and RECENTLY REFITTED KITCHEN, this splendid property is not one to be missed and further benefits from use of a COMMUNITY GARDEN to the rear. The accommodation briefly comprises: lounge with feature exposed brick chimney breast open through to the spacious dining room, refitted kitchen with gloss grey units and feature tiled splashback. To the first floor there are two double bedrooms, the main with full height fitted wardrobes and bathroom, fitted with a three piece suite and over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a SOUTH FACING GARDEN with stone patio area. To the rear there is a courtyard garden with a gate opening to the secure rear alleyway and community garden. An internal viewing of this fine property is highly recommended. Sold with no onward chain!

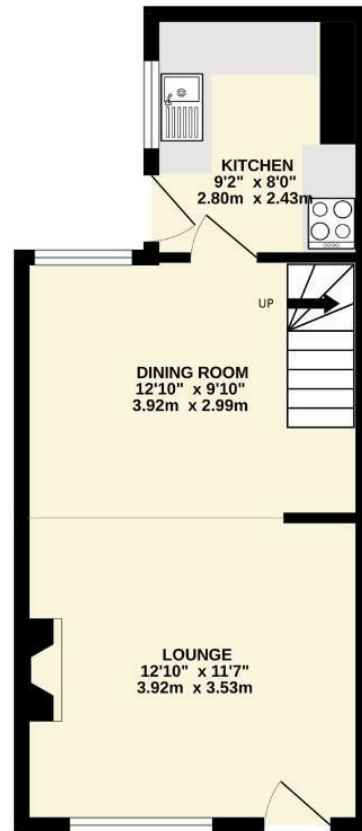
- NO CHAIN
- Well presented period property
- Two double bedrooms
- Sought after Chorlton Green located
- Stone's throw from Beech Road
- Short walk from Chorlton Ees and transport links including the Metro
- Ideal for young couple or first time buyers
- Recently refitted kitchen
- Some cosmetic updating required
- Double glazing and gas central heating



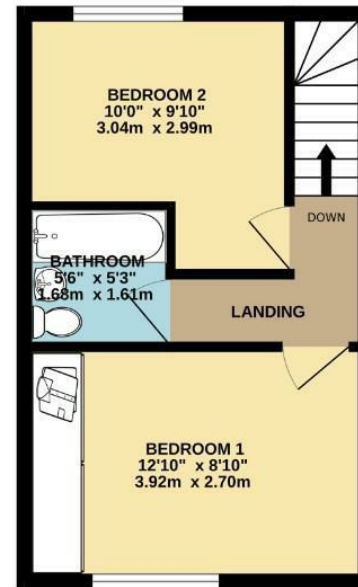
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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