



Jordan fishwick

172 Oswald Road, M21 9AZ
Guide Price £420,000



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9AZ**

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The Property

Situated only a few minutes walk from Chorlton Village on a sought after tree-lined road, a beautifully presented **THREE DOUBLE BEDROOM PERIOD MID TERRACE** offering spacious and versatile family accommodation throughout. This delightful property has been recently refurbished by the current owners and provides **OPEN PLAN LIVING ACCOMMODATION** throughout the ground floor and a **LARGER THAN AVERAGE COURTYARD GARDEN** to the rear. With a **TWENTY TWO FOOT EXTENDED DINING KITCHEN** and many **ORIGINAL FEATURES**, this delightful property is not one to be missed. The splendid accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, dining room with original wooden flooring, extended dining kitchen with gloss white units. To the first floor there are three excellently proportioned double bedrooms and bathroom, fitted with a modern three piece suite. To the front of the property there is a walled garden with decorative gravel and mature trees and shrubbery offering privacy from the road. To the rear, a delightful enclosed courtyard garden with wooden decking, decorative gravel and raised beds with wooden boundaries. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

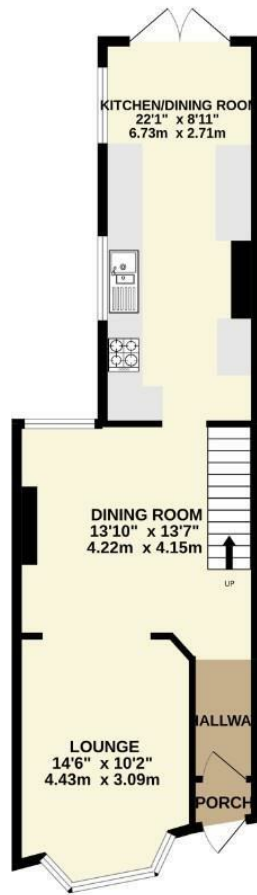
- Beautifully presented period mid terraced property
- Three double bedrooms and two reception rooms
- Extended dining kitchen
- Larger than average rear courtyard garden
- Recently refurbished by the current owners
- Open plan living accommodation
- Gardens to both the front and rear
- Sought after tree lined road
- Ideally situated for Chorlton Village, all local amenities and transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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