



FOR SALE  
**Jordan fishwick**  
CHORLTON  
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26 Longford Road, M21 9SP  
Guide Price £410,000





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### The Property

**\*\*\*NO CHAIN + OFF ROAD PARKING\*\*\*** A beautifully presented and **RECENTLY RENOVATED THREE BEDROOM MID TERRACED PROPERTY**, located on a highly regarded road just a stone's throw from both Chorlton Village and Longford Park. This superb property is offered for sale in **MOVE-IN READY CONDITION** and will prove ideal for a young couple or family. With both a **DRIVEWAY** providing off road parking and a **LARGER THAN AVERAGE REAR GARDEN**, this delightful property is not one to be missed. The spacious and light accommodation briefly comprises: covered porch, entrance hallway, **TWENTY ONE FOOT LOUNGE/DINING ROOM** with white hardwood flooring and French patio doors to the rear garden, kitchen with modern gloss cream units and integrated appliances, cloakroom w/c. To the first floor are three well proportioned bedrooms and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with decorative gravel. To the rear, a larger than average fenced and enclosed garden, mainly laid to lawn with wooden decking, decorative gravel and mature fruit trees.



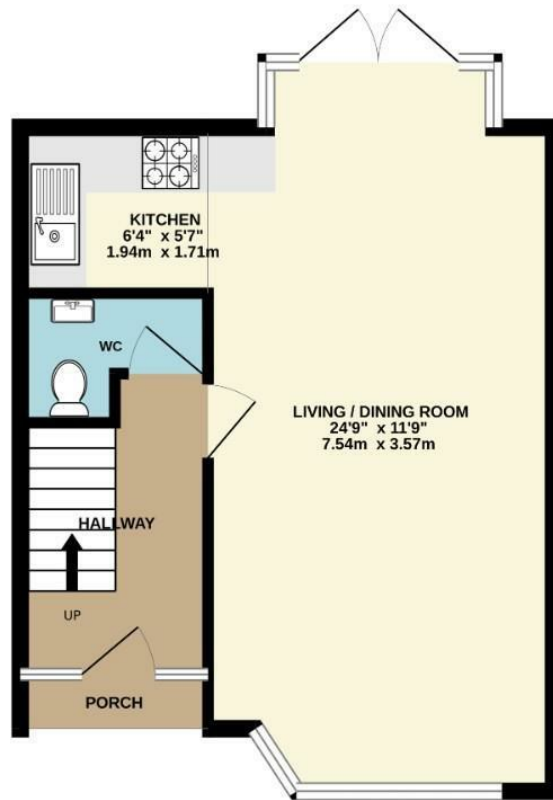
- NO CHAIN
- Newly renovated mid terrace property
- Three good sized bedrooms
- Highly regarded road
- Large rear garden
- Driveway providing off road parking
- Short walk to both Chorlton Village and the Metro
- Close to local schools and transport links including the Metro
- Double glazing and gas central heating



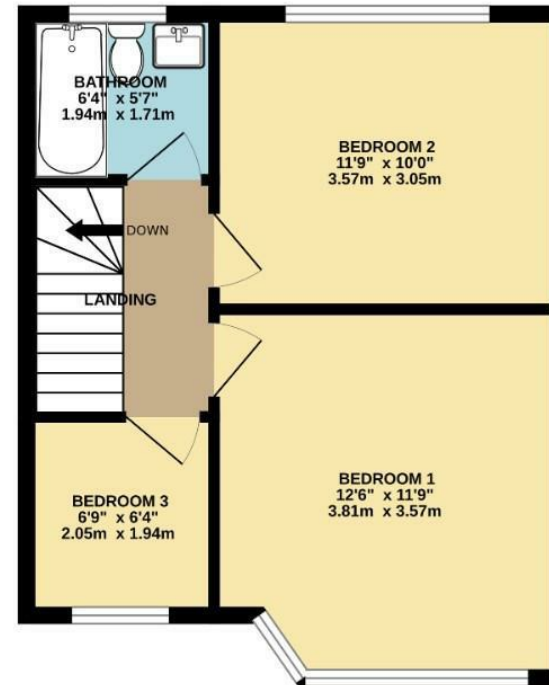
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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