



*Jordan fishwick*

26 Cartwright Road, Chorlton, M21 9EY

Guide Price £395,000



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Manchester, M21 9EY**

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### The Property

**\*\*\*NO CHAIN\*\*\* THREE DOUBLE BEDROOMS + LOFT ROOM.** Located on a highly regarded and tree lined road in Chorlton Green is this delightful MID TERRACED PERIOD PROPERTY, boasting two spacious reception rooms, three double bedrooms and loft room. This splendid property **REQUIRES SOME COSMETIC UPDATING** and modernisation and will prove ideal for a young couple or family. Positioned just a stone's throw from Chorlton Ees and only a short walk to Beech Road, all local amenities and transport links including the Metro, this superb property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with bay window, dining room, kitchen. To the first floor are three well proportioned bedrooms and bathroom fitted with a three piece suite. The loft has been converted providing further versatile accommodation and is accessed via drop down ladder. Gas central heating has been installed throughout. Externally, to the front of the property is a walled garden with path to the front door. To the rear there is a good sized walled and enclosed courtyard garden. An internal viewing is most highly recommended. Sold with no onward chain.

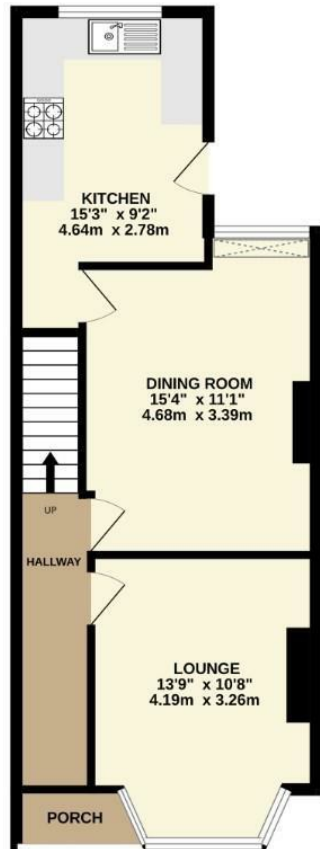
- NO CHAIN
- Well presented mid terrace period property
- Three double bedrooms + loft room
- Sought after tree lined road in Chorlton Green
- Short walk from Beech Road, Chorlton Village and Chorlton Ees
- Two spacious reception rooms
- Ideal for a young couple or family



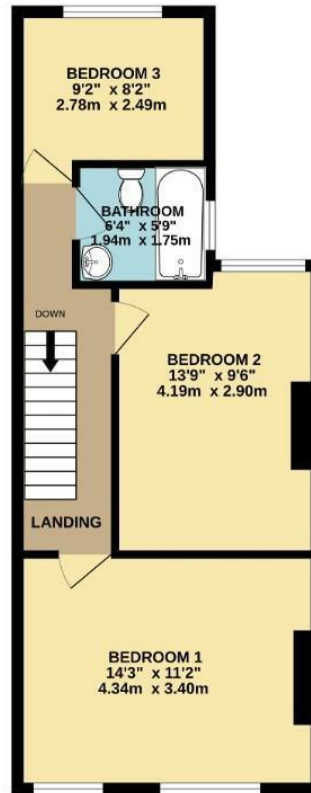
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



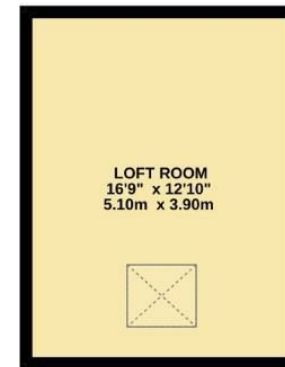
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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