



FOR SALE  
jordan fishwick  
CHORLTON  
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MATURE & VERY SPACIOUS FRONT  
GARDEN PERFECT FOR INVESTMENT

*jordan fishwick*

3 Lynton Road, Chorlton, M21 9NQ  
Guide Price £430,000

## 3 Lynton Road, Chorlton, Manchester, M21 9NQ

Guide Price £430,000



### The Property

A superbly presented THREE BEDROOM MID TERRACE PERIOD PROPERTY boasting a spacious WEST FACING GARDEN, located on a quiet residential CUL-DE-SAC positioned only a short walk from both Chorlton Village and Longford Park. This delightful property is offered for sale in MOVE-IN READY condition having been tastefully updated and decorated by the current owners, creating a contemporary family home with MANY ORIGINAL FEATURES retained. Within walking distance to multiple local schools as well as transport links including the Metro, this wonderful property will prove ideal for a young couple or family and is not one to be missed. The accommodation briefly comprises: entrance hallway, FIFTEEN FOOT LOUNGE with large bay window and original wooden flooring open to the dining room with full height BI-FOLDING DOORS to the rear garden, modern fitted kitchen with integrated appliances. To the first floor are three well proportioned bedrooms, bpth bedrooms one and two with original cast iron fireplaces and bathroom, fitted with a three piece suite with over bath shower. Both double glazing and gas central heating have been installed. To the front of the property is a walled garden with path to the front door. To the rear, a West facing walled courtyard garden with artificial lawn, flagged patio and raised beds and fitted bench seats. An internal viewing of this fine home is most highly recommended.

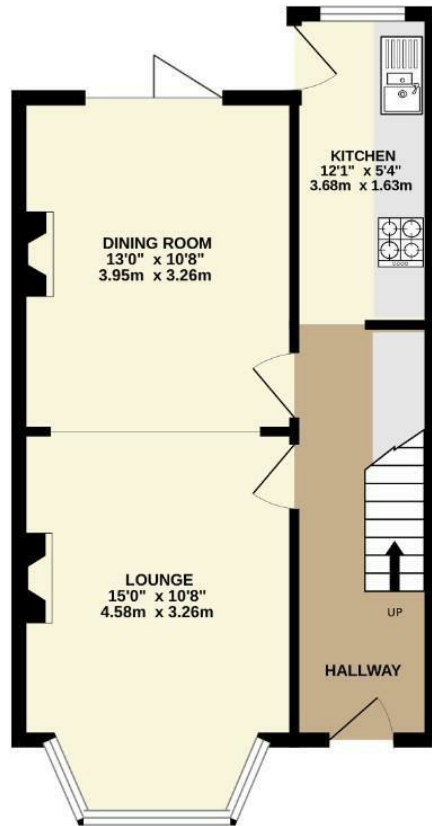
- Beautifully presented period terrace
- Three bedrooms and two reception rooms
- Quiet residential CUL-DE-SAC
- Many original features retained
- Short stroll to Chorlton Village and Longford Park
- West facing rear courtyard garden
- Move-in ready
- Walking distance to multiple local schools and the Metro
- Ideal family home



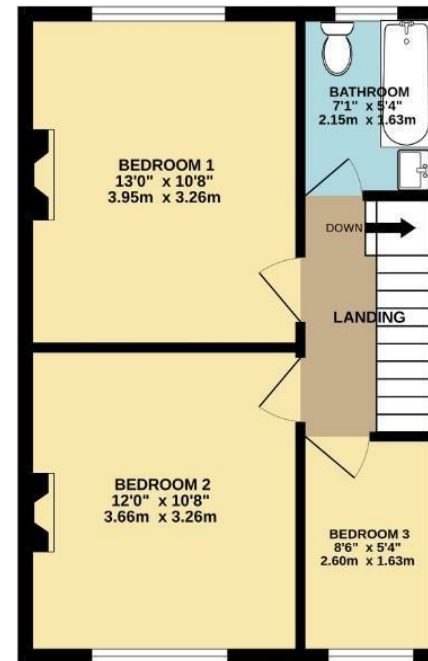
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 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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