



Jordan fishwick

25 Albemarle Road, M21 9HX
Guide Price £395,000

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The Property

*****NO CHAIN***** Located on a highly regarded road in Chorlton Green is this superbly presented TWO DOUBLE BEDROOM PERIOD END TERRACE boasting a 50FT SOUTH FACING REAR GARDEN! This wonderful property is situated a mere few minutes walk from Chorlton Green, Beech Road with its array of independent shops, bars and restaurants, Chorlton Ees as well as multiple local schools and will prove ideal for a young couple or family. The property further benefits from having MANY ORIGINAL FEATURES RETAINED as well as scope to convert the loft to a third double bedroom with en-suite shower room. The accommodation briefly comprises: covered porch, entrance hallway, lounge, sitting/dining room, kitchen. To the first floor are two excellently proportioned bedrooms and spacious bathroom, fitted with a four piece suite. Externally, to the front of the property is a walled garden with path to the front door. To the rear is an excellent walled garden extending to approximately 50ft which enjoys a Southerly aspect. Gas central heating has been installed throughout and an internal viewing is most highly recommended. Sold with no onward chain.

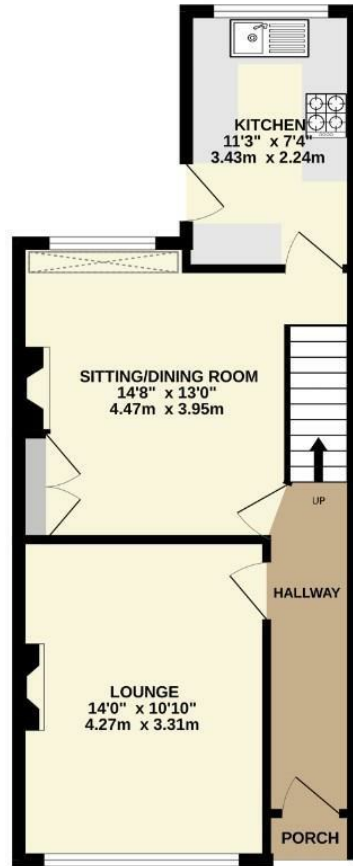
- NO CHAIN
- Two double bedroom period end terrace
- Highly regarded road in Chorlton Green
- 50ft South facing garden
- Many original features retained
- Short walk to Beech Road and Chorlton Ees
- Catchment area for Ofsted 'Outstanding' Brookburn Primary School
- Scope for loft conversion
- Ideal for young couple or family



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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