



Jordan fishwick

31 Bolesworth Close, M21 9BE
Guide Price £345,000



Bolesworth Close Chorlton M21 9BE

Offers In Excess Of £345,000



The Property

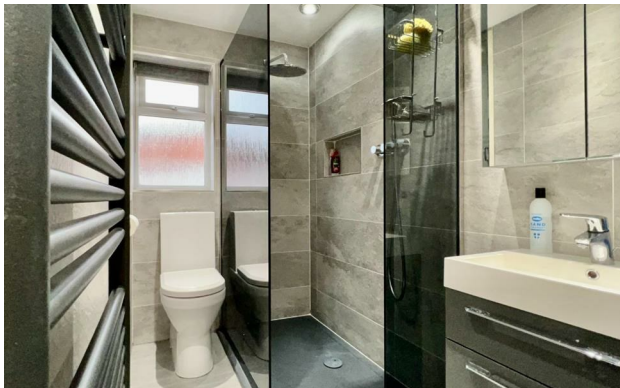
A superbly presented TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY, situated at the end of a QUIET CUL-DE-SAC in CHORLTON GREEN, benefitting from both a LARGE DRIVEWAY with parking for multiple vehicles as well as a SPACIOUS WEST FACING GARDEN. With views to the rear of woodlands and Chorlton Meadows, this delightful property has been tastefully modernised throughout by the current owners and provides spacious and well planned accommodation throughout, which briefly comprises: porch, delightful SEVENTEEN FOOT LOUNGE, stunning fitted dining kitchen with full height BI-FOLDING DOORS which open to the west facing rear garden. To the first floor there are two excellently proportioned double bedrooms, the main benefitting from full height SHARPS FITTED WARDROBES and a splendid shower room, fitted with a modern three piece suite with walk in shower. Externally a driveway to the front of the property provides off road parking for multiple vehicles whilst to the rear a fenced and enclosed garden with paved patio and large lawn. Double glazing and gas central heating is installed throughout and an internal viewing comes most highly recommended.

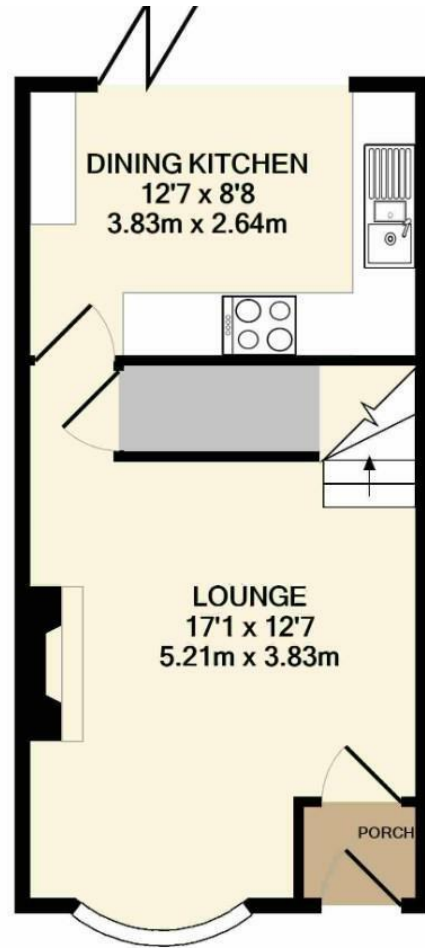
Council tax band C and EPC rating C.

- Superbly presented throughout
- Two double bedrooms and modern shower room
- Stunning fitted kitchen with Bi-folding doors
- West facing rear garden
- Driveway for multiple vehicles
- Views to the rear over woodland and Chorlton Meadows
- Quiet cul-de-sac location
- Short walk to Chorlton Green and Beech Road
- Double glazing and gas central heating installed
- Ideal first time buy

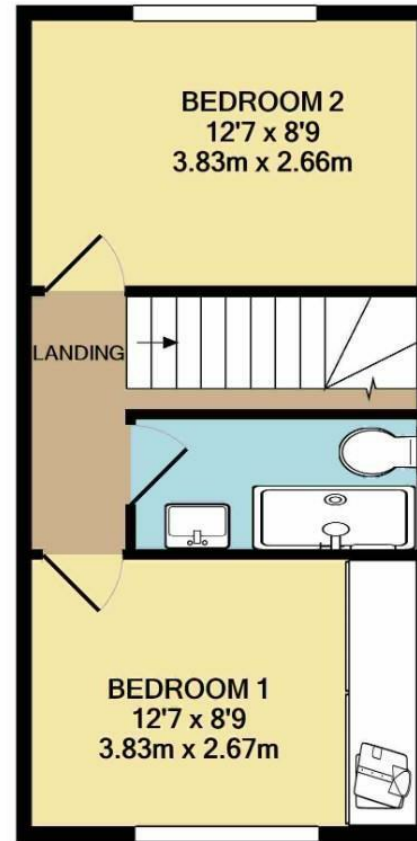


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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