



Jordan fishwick

1 Lynton Road, Chorlton, M21 9NQ
Guide Price £450,000



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The Property

A beautifully presented and EXTENDED THREE BEDROOM PERIOD END TERRACE PROPERTY, offering spacious and light family accommodation throughout. This delightful property, situated on a quiet CUL-DE-SAC just a stone's throw from Chorlton Village, boasts a SEVENTEEN FOOT OPEN PLAN LIVING/DINING/KITCHEN as well as a spacious lounge and retains many ORIGINAL FEATURES throughout. Benefitting from a WEST FACING REAR GARDEN and three well proportioned bedrooms, this property will prove ideal for a young couple or family. The splendid accommodation briefly comprises: entrance hallway, lounge with large bay window. seventeen foot open plan living/dining/kitchen with LOG BURNING STOVE and full height BI-FOLDING DOORS opening to the WEST FACING COURTYARD GARDEN. To the first floor there are two well proportioned double bedrooms, third bedroom and bathroom, fitted with a modern four piece suite. Externally there is a well maintained walled garden to the front of the property whilst to the rear, a delightful courtyard garden with Indian stone patio. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

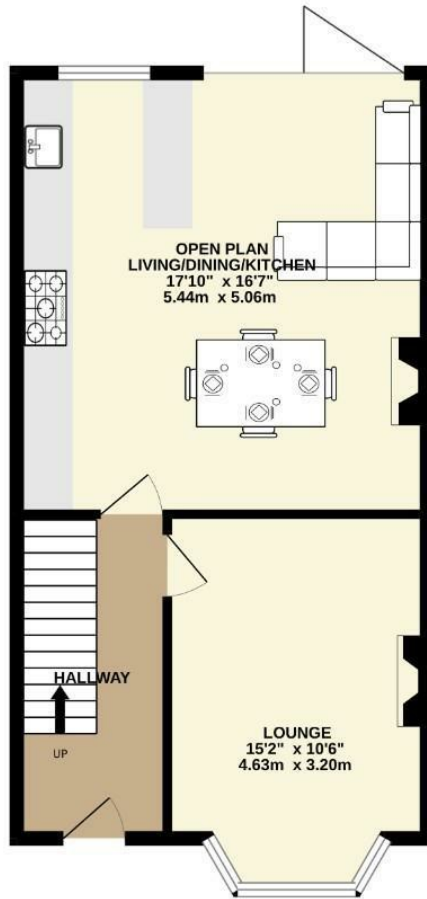
- Beautifully presented three bedroom period end terrace
- Seventeen foot open plan living/dining/kitchen
- Gardens to both the front and rear
- Refitted kitchen and bathroom
- Move-in ready condition
- Quiet CUL-DE-SAC location
- Stone's throw from Chorlton Village and the Metro
- Full height bi-folding doors and log burning stove
- Ideal for young couple or family
- Gas central heating and double glazing



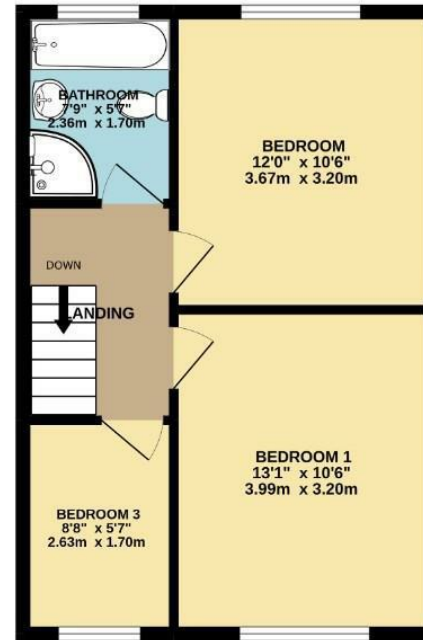
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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