



*Jordan fishwick*

41 Buckingham Road, Chorlton, M21 0SB  
Guide Price £425,000



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## The Property

\*\*\*NO CHAIN\*\*\* Positioned just a stone's throw from Chorlton Village is this NEWLY RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY, benefitting from both a 70ft WEST FACING REAR GARDEN (approx.) as well as a LARGE GATED DRIVEWAY providing secure off road parking. This splendid property will prove an ideal family home or first time buy, offered for sale in MOVE-IN READY CONDITION whilst being ideally located for all local amenities, transport links (Chorlton Metro Station - 0.2 miles) and schools. The property further benefits from having SIGNIFICANT SCOPE TO EXTEND (STPP). The splendid accommodation briefly comprises: enclosed porch, entrance hallway, 16ft lounge with large bay window open to the 17FT OPEN PLAN DINING KITCHEN fitted with modern navy shaker style units, integrated appliances and full height French patio doors opening to the rear garden. To the first floor are two well proportioned double bedrooms, third single bedroom with full height fitted wardrobes and bathroom, fitted with a four piece suite including large corner bath with over bath shower. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a large lawned garden and gated driveway, extending to the side of the property. To the rear, a superb Westerly facing garden has been mainly laid to lawn with two spacious patio areas. An internal viewing is highly recommended. Sold with no onward chain.



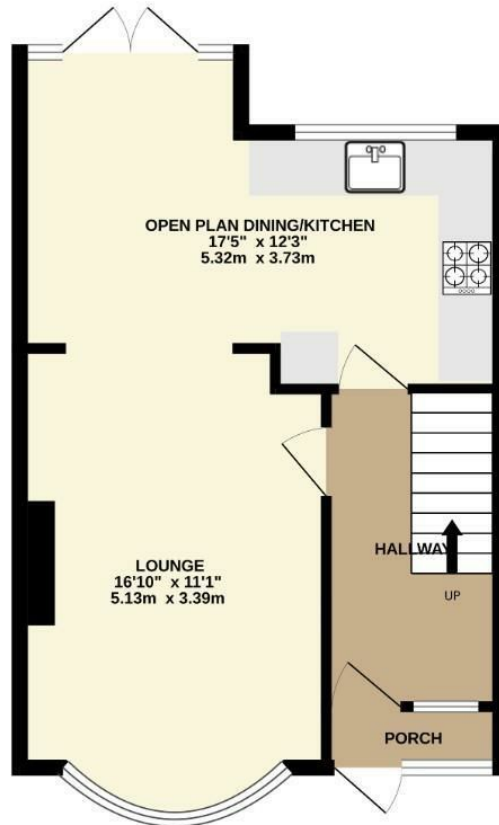
- NO CHAIN
- Newly renovated semi detached property
- Three good sized bedrooms and two reception rooms
- Approx. 70ft West facing rear garden
- Gated driveway providing off road parking
- Stone's throw from all local amenities, schools and parks
- 0.2 miles to the Metro
- Ideal family home or first time buy
- Significant scope to extend (STPP)
- Double glazing and gas central heating throughout



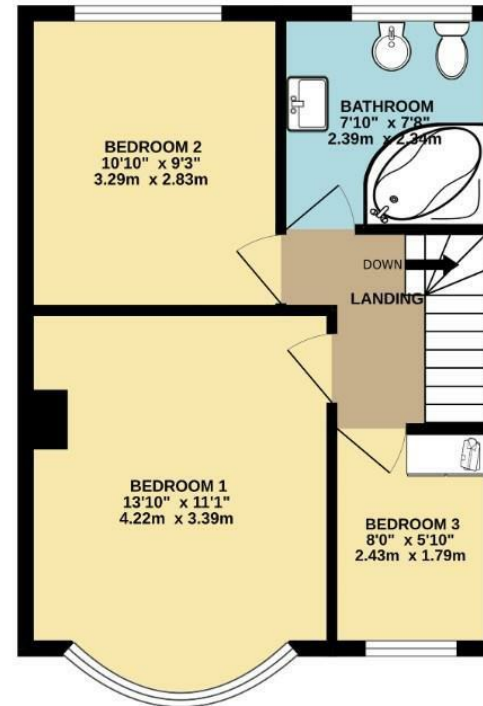
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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