



*Jordan fishwick*

90 Oswald Road, Chorlton Cum Hardy,  
Guide Price £ £310,000



**Oswald Road,  
Manchester, M21 9GB**

**Offers Over £310,000**



### The Property

A stylish and well-presented GARDEN FRONTED mid-terraced PERIOD property of character, boasting TWO LARGE DOUBLE BEDROOMS and situated on a highly popular road, ideally placed for Chorlton village, all local amenities and the Metro. This beautiful property, providing well-proportioned accommodation throughout, will prove ideal for a young couple or first time buyer and briefly comprises: lounge with LOG BURNING STOVE, modern fitted dining kitchen, re-fitted shower room fitted with a modern three piece suite including a large walk in shower. The first floor reveals two excellently proportioned double bedrooms, with bedroom two featuring an original cast iron fireplace and fitted wardrobe. Gas central heating and double glazing are both installed throughout. Externally there is a good-sized well-stocked garden to the front of the property and a walled and enclosed courtyard garden to the rear. This property is offered with NO ONWARD CHAIN and an internal viewing comes highly recommended.



- Well appointed mid terrace Victorian cottage
- Two double bedrooms
- Ground floor shower room
- Fitted dining kitchen
- Front and rear gardens
- Ideally located within a short walk of Chorlton village
- Close to the Metro link
- Double glazed & gas central heated
- NO ONWARD CHAIN


Postcode M21 9GB

EPC Rating C

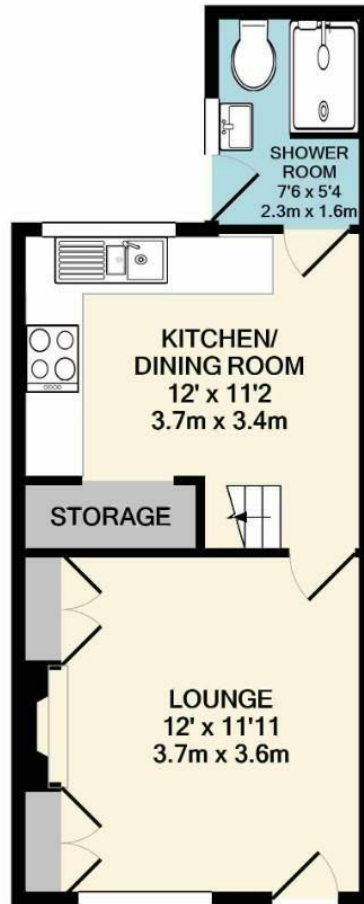
Floor Area sq ft

Local Authority Manchester City Council

Council Tax

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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