



*Jordan fishwick*

52 Grange Road, Chorlton, M21 9WX

Guide Price £575,000

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### The Property

Nestled on a quiet residential CUL-DE-SAC just a short walk from Chorlton Village and Longford Park is this superbly presented, bay fronted THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, tastefully modernised throughout providing spacious, versatile accommodation ideal for a couple or family. This splendid property boasting a large OPEN PLAN LIVING/DINING/KITCHEN has been tastefully modernised and updated by the current owners creating a contemporary family home whilst retaining MANY ORIGINAL FEATURES such as the coving and high ceilings. The delightful accommodation briefly comprises: covered porch, entrance hallway with feature tiled flooring, spacious lounge with large bay window and fitted wooden shutters, open plan living/dining/kitchen with Manchester window, integrated appliances and French patio doors opening to the rear garden. To the first floor there are three well proportioned double bedrooms, including the 15ft main with large bay window and shower room, fitted with a four piece suite as well as tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with flagged path and decorative gravel. To the rear a fenced and enclosed garden boasts a large flagged patio and WOODEN PERGOLA fitted with electric light and power. An internal viewing is highly recommended. Council Tax Band C. EPC D.

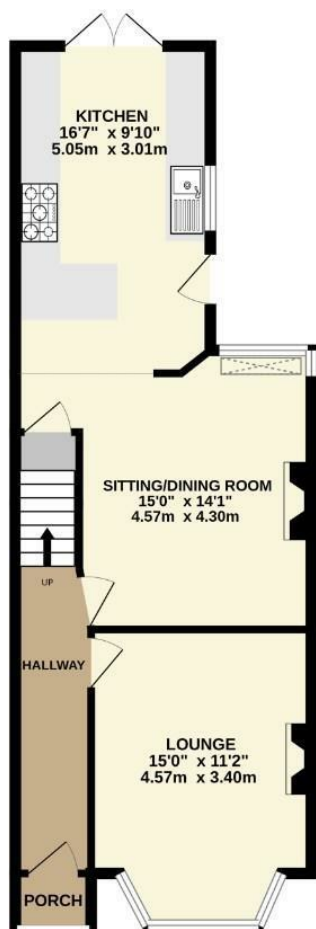
- Quiet residential CUL-DE-SAC
- Three double bedrooms and two reception rooms
- Open plan living/dining/kitchen
- Walking distance to all local amenities, schools and Longford Park
- Ideally placed for the Metro (Chorlton - 0.5 miles, Firswood - 0.4 miles)
- Scope to extend as well as convert the loft (STPP)
- Spacious rear garden with Wooden Pergola
- Ideal family home



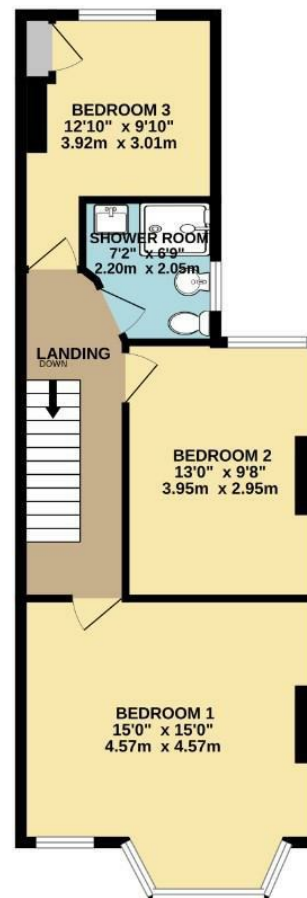
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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. The 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 is given to their operability or efficiency can be given.  
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