



Jordan fishwick

58 Grange Road, Chorlton, M21 9WX
Guide Price £650,000

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The Property

Located on a well regarded CUL-DE-SAC only a short stroll from Chorlton Village and Longford Park is this beautifully presented and EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, providing spacious, versatile ACCOMMODATION OVER THREE FLOORS and benefitting from a driveway providing OFF ROAD PARKING as well as having MANY ORIGINAL FEATURES retained. This delightful property will prove an ideal family home and is situated within walking distance of all local amenities, transport links including the Metro (Chorlton - 0.5 miles, Firswood - 0.4 miles) as well as multiple local schools. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and remote controlled gas fire, sitting/dining room, superb open plan dining kitchen with twin velux skylight windows and French patio doors opening to the rear garden, downstairs shower room. The first floor reveals three double bedrooms, all of excellent proportions and main bathroom, fitted with a three piece suite. The second floor reveals a further good sized double bedroom and additional shower room. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway providing off road parking for one vehicle. To the rear, a superb fenced and enclosed garden has been mainly laid to lawn with large patio area and well stocked beds with mature trees and shrubbery. An internal viewing of this fine property is most highly recommended. Council Tax Band C. EPC C.

- COMPLETE CHAIN - the vendors wish to purchase a property that is sold with no onward chain
- Beautifully presented and extended period property
- Four double bedrooms and three bathrooms
- Three reception rooms
- Driveway providing off road parking
- Many original features retained
- Ideally placed for Chorlton Village, Longford Park and multiple local schools
- Walking distance to the metro - Chorlton - 0.5 miles, Firwood - 0.4 miles
- Double glazing and gas central heating throughout
- Ideal family home



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (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
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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. This 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 as to their operability or efficiency can be given.
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