



*Jordan fishwick*

63 Grange Road, Chorlton, M21 9NX

Guide Price £675,000

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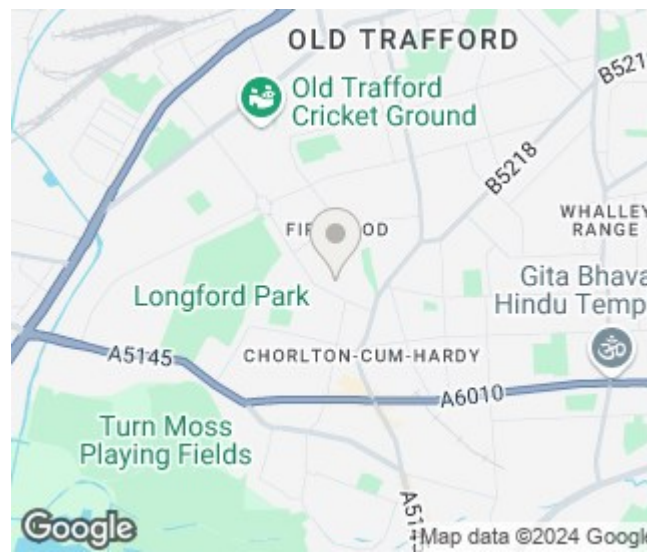
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## The Property

Mardale House is a truly delightful FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY of character, located on a friendly, sought after CUL-DE-SAC with an open aspect to the rear. This superb property sits on a corner plot and is flooded with natural light. It boasts a delightful cottage style garden enjoying a SOUTH/WEST facing aspect to catch the last rays of the summer sun. It will prove an ideal family home, with the recent addition of a self contained annexe, ideal for a multigenerational household or for those looking to generate additional income. The property further benefits from being only a short stroll from multiple local schools, the lovely Longford Park and transport links. Should you wish, the property still offers scope to FURTHER EXTEND (STPP) or reconfigure in order to develop the accommodation to your own needs and tastes. It briefly comprises: enclosed porch, entrance hallway, 18ft lounge with a Charnwood LOG BURNING STOVE, open plan dining/kitchen with large Southerly facing bay window and utility/shower room. The annexe comprises of the 4th 16ft bedroom with en-suite wet room, laundry and simple cooking facilities, with its own separate entrance. To the first floor there are three double bedrooms, all of excellent proportions, and bathroom, fitted with a modern three piece suite. Gas central heating has been installed throughout. Externally, to the front of the property is a block paved driveway and walled garden with mature shrubs, as well as a DRIVEWAY providing off road parking for a small car. To the rear and side, there is a secure, superb cottage style garden featuring some glorious plants and fruiting trees. A wooden pergola provides some shade and an Indian stone patio, lawn and several seating options offers many options for evening entertainment. A picket gate leads to the gated neighbouring land over an aqueduct and is maintained by United Utilities (keys for gates available). An internal viewing of this fine home is most highly recommended

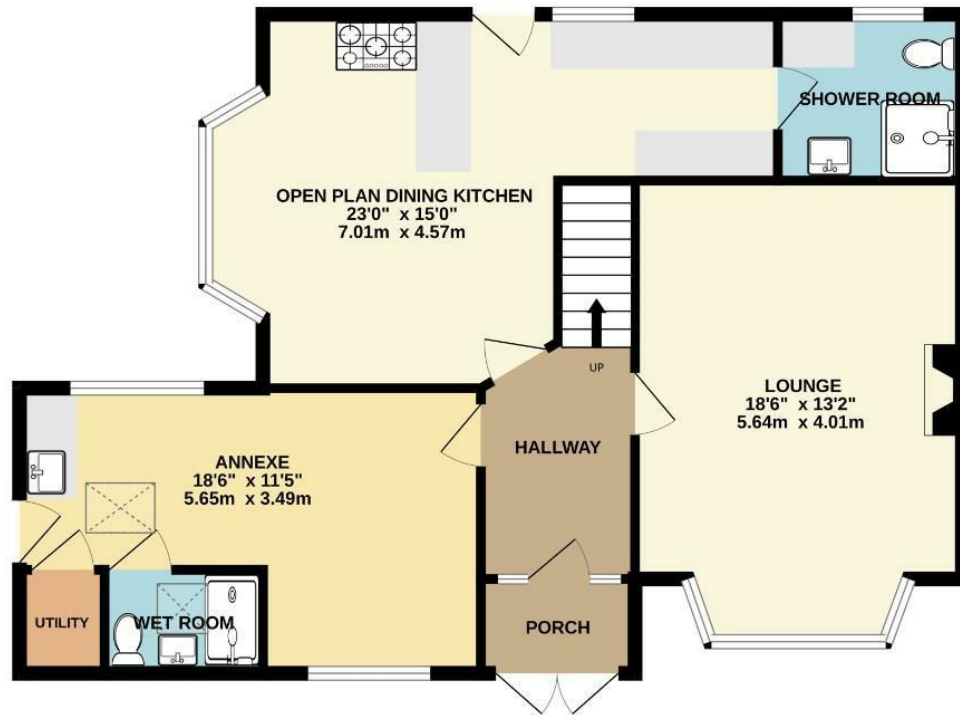
- Superbly presented semi detached period property
- Three double bedrooms + annexe with en-suite wet room
- 18ft lounge with log burning stove
- Many original features retained
- Driveway providing off road parking
- West facing landscaped rear garden
- Further scope to extend (STPP)
- Quiet residential CUL-DE-SAC within walking distance of Chorlton Village, Longford Park and the Metro
- 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>76</b>
(55-68) <b>D</b>	<b>59</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  
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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