



*Jordan fishwick*

5 Albemarle Road, M21 9HX

Guide Price £495,000



## Albemarle Road Chorlton M21 9HX

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### The Property

A most attractive and very well presented period mid terraced property with EXTENDED accommodation over THREE FLOORS ideal for a young couple or family. Located on a highly regarded road in Chorlton Green, with easy access to Chorlton Ees, local shops, schools parks and the Metro. Comprises briefly: covered porch, entrance hall, lounge, family room with wood burning stove opening onto the extended fitted dining kitchen. To the first floor there are two good sized bedrooms and a large bathroom with a four piece suite in addition to a separate shower. To the second floor is a large main bedroom. Gas central heating and double glazing are installed. There is a garden area to the front of the property and a delightful private and enclosed SOUTH FACING court yard garden. Offered in excellent decorative order throughout, viewing of this fine home is highly recommended. Council Tax: C. EPC: D.

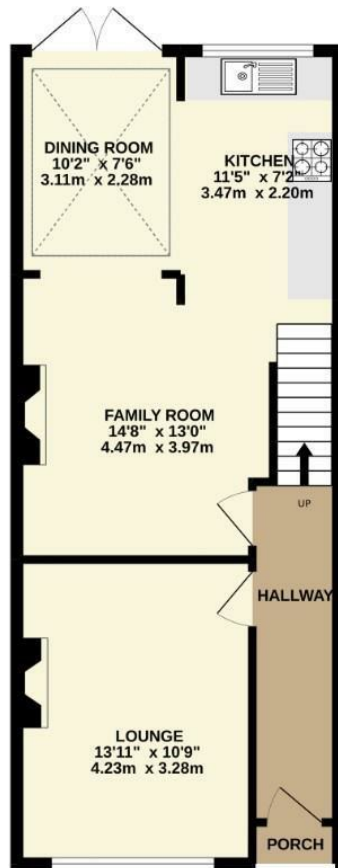
- Attractive & very well presented EXTENDED mid terraced period property
- Highly regarded & sought after Chorlton Green road
- Three double bedrooms
- Large re-fitted bathroom with separate shower
- Gas central heating & double glazing installed
- Private & enclosed SOUTH FACING rear court yard garden
- Retaining many original characteristics & features
- Excellent home for a young family or couple
- Fitted extended dining kitchen



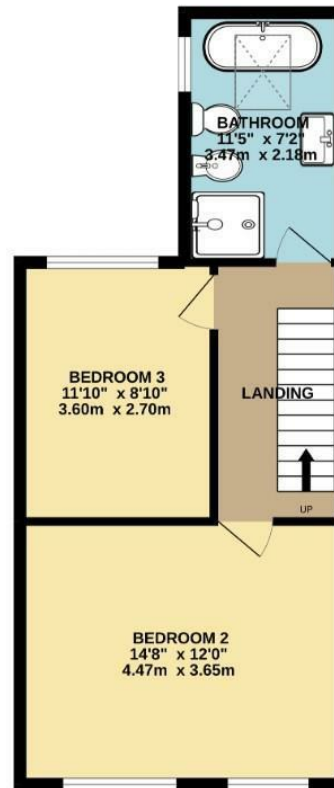
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



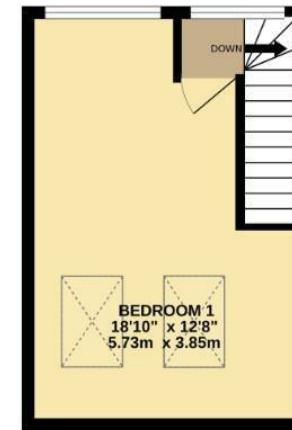
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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