



Jordan fishwick

2b Crossland Road, Chorlton Green, M21 9DG

Guide Price £355,000



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The Property

Located on a highly regarded road in CHORLTON GREEN only a stone's throw from both Beech Road and Chorlton Ees is this immaculately presented TWO DOUBLE BEDROOM MEWS property which boasts both a SOUTH FACING REAR GARDEN as well as OFF ROAD PARKING. This delightful modern property provides spacious and light accommodation throughout, ideal for a young couple or family and is ideally situated for all local amenities. The property has been tastefully modernised and updated throughout by the current owners and is offered for sale in MOVE-IN READY CONDITION. The accommodation briefly comprises: enclosed porch, 13ft lounge open to the recently refitted kitchen/dining room with modern grey shaker style units and integrated appliances. To the first floor are two well proportioned double bedrooms and bathroom, fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, there is a superbly landscaped fenced and enclosed garden with enjoys a Southerly aspect and features timber decking and decorative gravel patio. Beyond the garden is a private off road parking space for one vehicle. An internal viewing of this fine home is most strongly recommended. Council Tax: B. EPC: C.

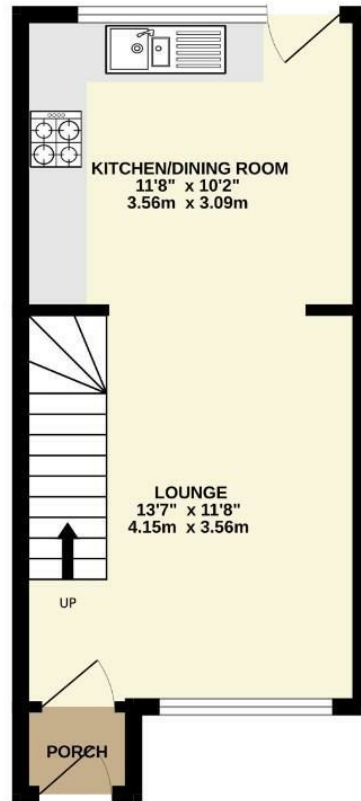
- Superb Chorlton Green location
- Two double bedroom modern mews property
- Move-in ready condition having been recently updated throughout
- South facing rear garden
- Off road parking
- Stone's throw from Beech Road and Chorlton Ees
- Walking distance to Chorlton Village and the Metro
- Ideal first time buy



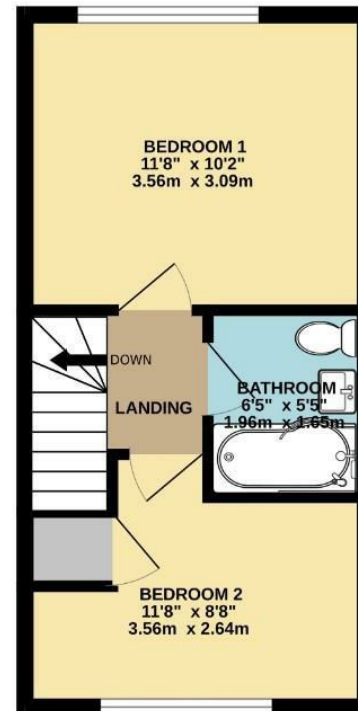
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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