



*jordan* fishwick

22 Limley Grove, Chorlton, M21 8UB

Guide Price £475,000





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### The Property

Located on a highly regarded CUL-DE-SAC just off Sandy Lane, a beautifully presented THREE DOUBLE BEDROOM PERIOD MID TERRACE, offering spacious, VERSATILE ACCOMMODATION OVER FOUR FLOORS. This delightful property is offered for sale in MOVE-IN READY CONDITION and will prove an ideal family home. With THREE RECEPTION ROOMS and a delightful WEST FACING COURTYARD GARDEN, this splendid property is not one to be missed and further benefits from being positioned only a stone's throw from Chorlton Park, the Metro and Chorlton Village centre. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, open plan dining kitchen with solid stone worktops, utility room. The converted cellars provide two further reception rooms, suitable for a variety of uses. To the first floor are two double bedrooms, both of excellent proportions, bathroom with a modern four piece suite and separate w/c whilst to the second floor reveals a further double bedroom, nineteen foot in length. Externally, to the front of the property is a walled garden with block paved path and steps to the front door. To the rear, a good sized West facing courtyard garden with large stone patio and raised beds with wooden boundaries. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.



- Beautifully presented period mid terrace
- Three double bedrooms and three reception rooms
- Sought after CUL-DE-SAC
- West facing rear courtyard
- Open plan living accommodation
- Move-in ready condition
- Versatile family accommodation over four floors
- Opposite Chorlton Park
- Short walk to Chorlton Village, Beech Road and the Metro
- Ideal family home

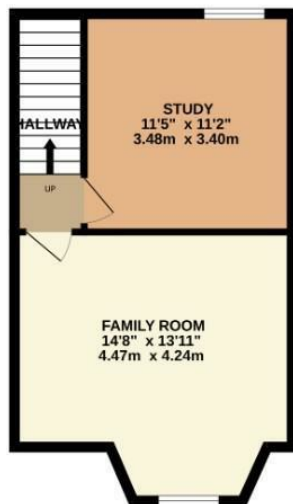


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





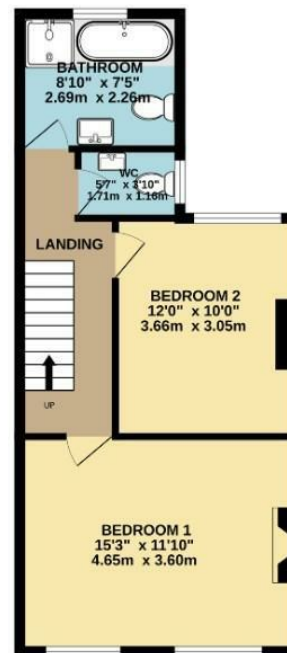
BASEMENT  
385 sq.ft. (35.8 sq.m.) approx.



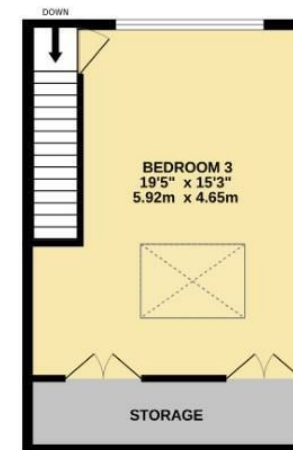
GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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