



jordan fishwick

40 Kensington Road, Chorlton, M21 9AX

Guide Price £595,000



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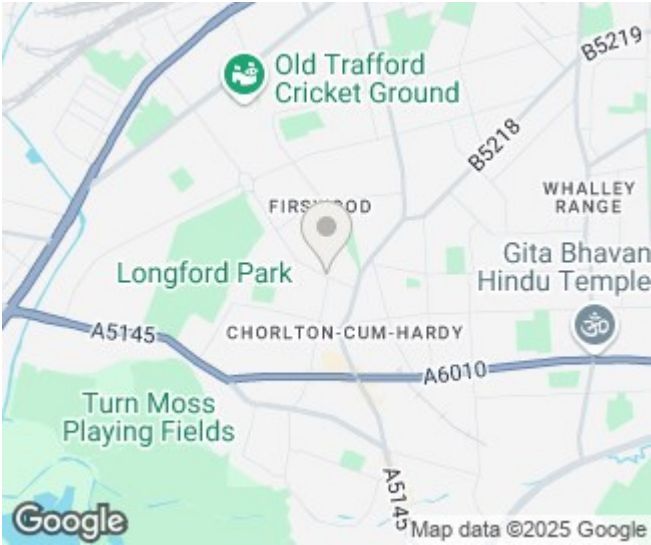
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The Property

A superbly presented THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, located on a highly regarded road within walking distance of Chorlton Village, all local amenities and Longford Park. Nestled within a larger than average CORNER PLOT with each reception room benefitting from Southerly facing original stained glass windows, this delightful property provides spacious and light, versatile accommodation throughout and will prove an ideal family home. The property further benefits from having been tastefully updated and decorated throughout creating a contemporary family home with period elegance throughout. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, 15ft lounge with dual aspect windows and original fireplace, dining room with square bay window and LOG BURNING STOVE, 17ft kitchen with full height French patio doors opening to the Westerly facing rear garden. To the first floor there are three well proportioned double bedrooms, each benefitting from fitted wardrobes and the main featuring a large bay window and bathroom, fitted with a modern three piece suite with over bath shower and white metro tiles. Externally, to the front and side of the property are well maintained landscaped gardens with decorative gravel and block paved gated path and patio. To the rear, a superb walled and enclosed garden enjoys a Southerly/Westerly aspect with artificial lawn and stone flagged patio. Gas central heating has been installed throughout and an internal viewing is most highly recommended. Council Tax Band C. EPC rating D



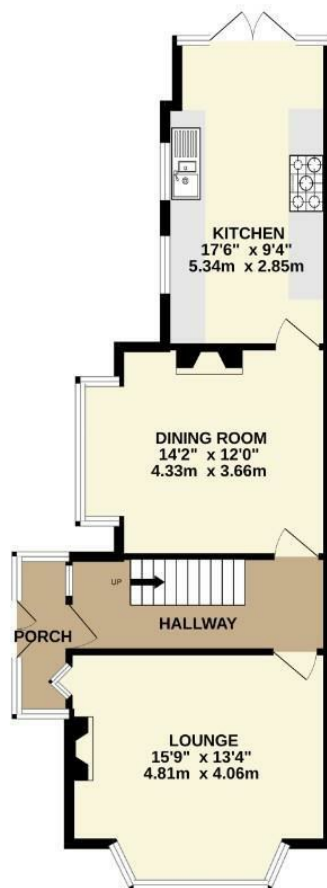
- Immaculately presented semi detached period property
- Three well proportioned double bedrooms
- Large corner plot
- Many original features retained
- Walking distance to Chorlton Village, all local amenities and Longford Park
- Ideally placed for the Metro (Chorlton - 0.5 miles, Firswood - 0.4 miles)
- Scope to extend as well as convert the loft (STPP)
- Solar panels fitted to the roof
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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 errors, omissions 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.
Made with Metropix 62024



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