



jordan fishwick

78 Oswald Road, Chorlton, M21 9GB

Guide Price £375,000



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The Property

An immaculate and newly renovated TWO BEDROOM MID TERRACE PERIOD PROPERTY WITH PARKING located on a well regarded road only a short stroll from Chorlton Village, the Metro and Longford Park. Having recently undergone a three month long back to brick renovation during the summer months, this delightful property has been stylishly remodelled by the current owners to create a contemporary and MOVE-IN READY home, ideal for a young couple or family and features engineered Oak flooring and period style radiators throughout the ground floor along with a bespoke fitted kitchen by Moores Kitchens. The property further benefits from a DRIVEWAY and sunny WEST FACING GARDEN to the front and an enclosed courtyard garden to the rear offering a delightful and private space to enjoy those warmer evenings. The superb accommodation briefly comprises: enclosed porch with handmade porcelain terrazzo tiled flooring, lounge with feature exposed brick chimney breast, 22ft open plan dining kitchen with shaker style units, terrazzo tiled splash back and integrated appliances including a Bosch oven. To the first floor are two good sized bedrooms, the main with feature wooden panelling and a shower room with modern three piece suite and terrazzo tiling. New double glazing including French patio doors have been installed and the property has been fully rewired, replumbed and benefits from a new central heating system with Baxi 800 boiler which is under warranty until 2034. A block paved driveway provides off road parking for one vehicle and there is a West facing garden with artificial lawn and large beds along with a courtyard garden to the rear. An internal viewing is strongly recommended to truly appreciate the improvements made. Council Tax: A. EPC: C.

****NB.** In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is an employee with Jordan Fishwick West LTD Estate Agents.**

- Newly renovated two bedroom period terrace property
- Well regarded road only a stone's throw from Chorlton Village and Longford Park
- Driveway providing off road parking
- Move-in ready condition having recently undergone a 3 month back-to-brick renovation
- 22ft open plan dining kitchen with bespoke fitted kitchen by Moores Kitchens
- Engineered Oak flooring throughout ground floor
- Westerly facing garden and enclosed courtyard to the rear
- Handmade porcelain terrazzo tiles featured throughout kitchen, shower room and porch
- Council Tax: A. EPC: C.
- Rewired, re-plumbed, new central heating system with Baxi 800 boiler and 10 year warranty + new double glazing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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