



jordan fishwick

50 Provis Road, Chorlton, M21 9EW
Guide Price £375,000



The Property

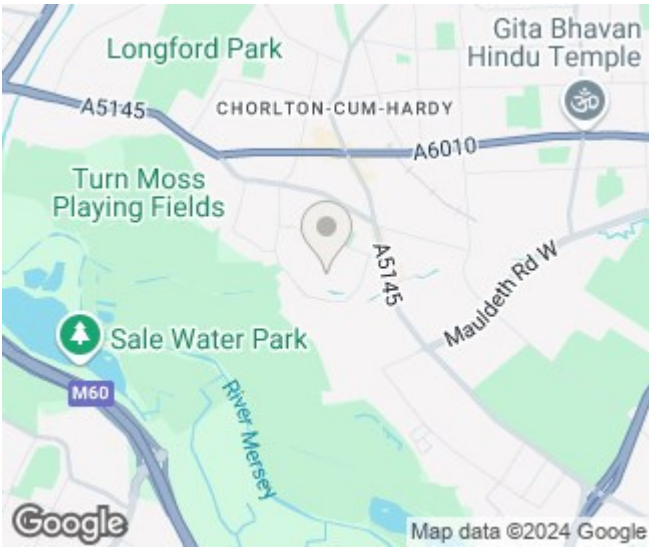
*****COMPLETE CHAIN***** Located on a well regarded TREE LINED ROAD just off Beech Road is this superbly presented TWO DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY boasting a WEST FACING REAR GARDEN. This splendid property provides spacious and versatile accommodation throughout, ideal for a young couple or first time buyer and has been tastefully decorated throughout by the current owners. Positioned only a short stroll from the vibrant scene of Beech Road and within walking distance to all local amenities, parks and schools, this delightful property is certainly not one to be missed. The accommodation briefly comprises: entrance hallway, lounge with large bay window and LOG BURNING STOVE, spacious dining room, kitchen with bottle green shaker style units and SOLID STONE WORKTOPS. To the first floor there are two well proportioned bedrooms and bathroom, fitted with a modern three piece suite with over bath shower and metro tiles. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature plants and shrubbery offering privacy from the road. To the rear, a larger than average courtyard garden enjoys a Westerly aspect with timber decking with fitted bench seating and decorative gravel. An internal viewing of this fine property is most highly recommended. Sold with a complete chain - the vendors have had an offer accepted on a property that is sold with no onward chain. Council Tax Band B. EPC Rating Band D.

**50 Provis Road, Chorlton,
Manchester, M21 9EW**

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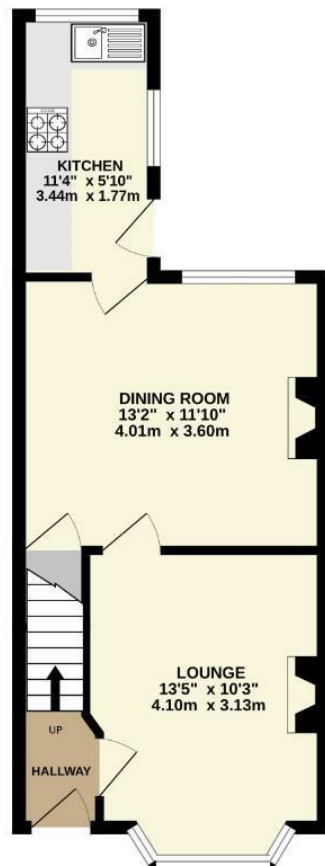
- COMPLETE CHAIN - the vendors have had an offer accepted on a property that is sold with no onward chain
- Two double bedrooms and two reception rooms
- Stylishly decorated throughout
- West facing rear garden
- Well regarded tree lined road just off Beech Road
- Walking distance to all local amenities, schools and parks
- Stone's throw from the vibrant scene of Beech Road
- Ideal for young couple or family



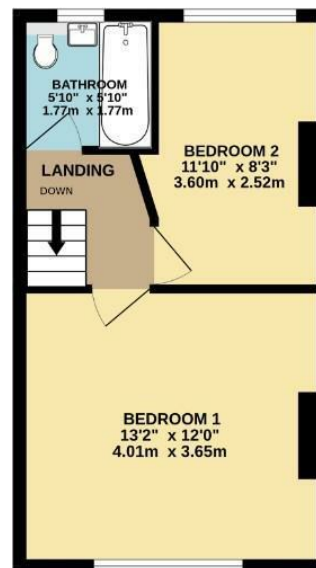
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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