



FOR SALE
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129 Longford Road, Chorlton, M21 9WW

Guide Price £525,000

129 Longford Road, Chorlton, Manchester, M21 9WW

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The Property

*****COMPLETE CHAIN***** Located on a well regarded road within only a short stroll from Longford Park, Chorlton Village and Beech Road is this delightful **THREE BEDROOM SEMI DETACHED PERIOD PROPERTY** boasting both a **SOUTHERLY FACING GARDEN** as well as a **GATED DRIVEWAY** providing off road parking. This superb property offers spacious and light accommodation throughout with many **ORIGINAL FEATURES** and will prove ideal for a young couple or family. The property is within walking distance of multiple local schools, all local amenities and transport links in Chorlton Village as well as both Longford Park and Beech Road with its array of independent shops, bars and restaurants. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and **LOG BURNING STOVE**, dining room with bay window and French patio doors opening to the rear garden, 19ft dining kitchen, recently refitted with modern shaker style units, cloakroom w/c. To the first floor there are three good sized bedrooms, both the main and second benefitting from large bay windows and bathroom fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway to the side. To the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect and features a large lawn, stone flagged patio and well stocked beds. An internal viewing is strongly recommended. Sold with a complete chain - the vendors have already had an offer accepted on a property they wish to buy, subject to the sale of this property. Council Tax: C.

- COMPLETE CHAIN - the vendors have already had an offer accepted on a property they wish to buy, subject to the sale of this property.
- Three bedroom semi detached period property
- Two spacious reception rooms + dining kitchen
- Southerly facing rear garden
- Driveway providing off road parking
- Walking distance to Chorlton Village, Beech Road and Longford Park
- Spacious and light accommodation with some original features retained
- Ideal for young couple or family
- Council Tax: C



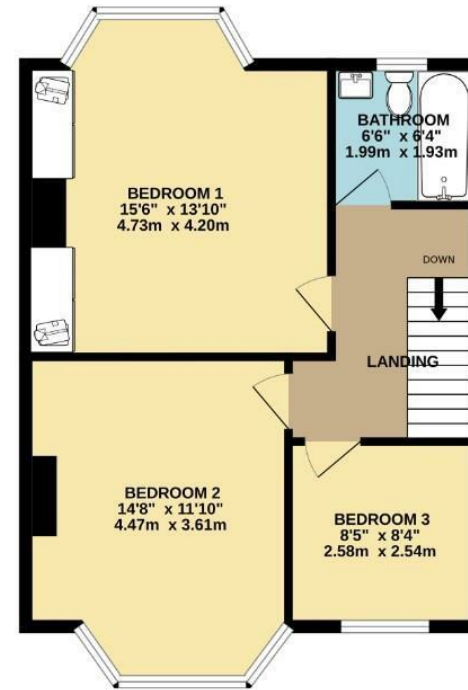
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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