



jordan fishwick

115 Chelsfield Grove, Chorlton, M21 7BD
Guide Price £440,000



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The Property

An immaculately presented FOUR DOUBLE BEDROOM, TWO BATHROOM TOWNHOUSE boasting a SOUTHERLY FACING REAR GARDEN as well as both a DRIVEWAY AND GARAGE providing off road parking. Nestled on a quiet residential CUL-DE-SAC ideally placed for all local amenities and transport links as well as multiple schools and parks, this delightful property will prove an ideal family home having been tastefully updated and stylishly decorated throughout by the current owners. The property provides spacious and light ACCOMMODATION OVER THREE FLOORS and further benefits from both a separate utility room and downstairs w/c. The accommodation briefly comprises: entrance hallway, lounge, open plan dining kitchen, recently refitted with modern grey shaker style units and integrated appliances, utility room, w/c. To the first floor there are three good sized bedrooms, the main benefitting from an ENSUITE AND WALK IN WARDROBE and the main family bathroom, refitted with a modern three piece suite and feature tiling while the second floor reveals a further well proportioned double bedroom with fitted storage cupboards. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway which leads to the garage with electric up and over door and lawned garden with path leading to the front door. To the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect with large lawn, raised timber decking, wooden pergola and beds stocked with an array of plants and shrubbery. An internal viewing is most highly recommended. Council Tax: E.



- Superbly presented modern townhouse
- Four double bedrooms, two bathrooms + w/c
- Southerly facing rear garden
- Driveway and garage providing off road parking
- Tastefully updated throughout by the current owners
- Recently refitted kitchen and bathroom
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village and the Metro (St Werburghs Rd - 0.2 miles)
- Ideally placed for multiple local schools and parks
- Council Tax: E.



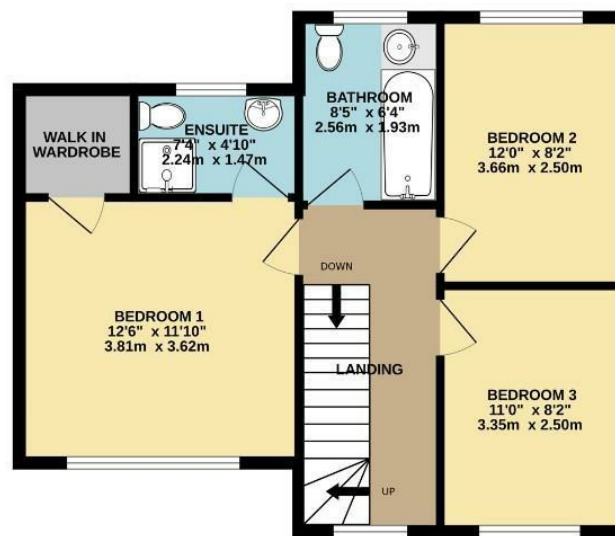
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



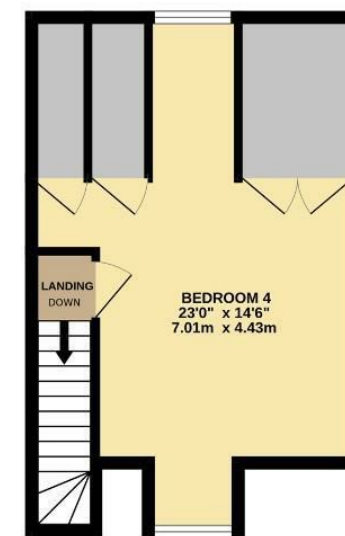
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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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