



*Jordan* fishwick

42 KENSINGTON ROAD CHORLTON M21 9AX  
Guide Price £695,000

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A superbly presented and extended FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY of character, nestled in a LARGE CORNER PLOT on a highly regarded road only a short stroll from Chorlton Village, all local amenities and Longford Park. This delightful property provides light and spacious ACCOMMODATION OVER THREE FLOORS with each reception room benefitting from Southerly facing original stained glass windows and benefits from having had MANY ORIGINAL FEATRES retained. The property will prove an ideal family home and is ideally placed only a short stroll from multiple local schools and parks, all amenities and transport links in Chorlton Village as well as the vibrant scene of Beech Road. The accommodation briefly comprises: covered porch, entrance hallway, lounge with dual aspect windows and original fireplace, 15ft dining room with original wooden flooring and fireplace, spacious fitted breakfast kitchen with modern shaker style units, Velux skylight windows and bi-folding doors opening to the landscaped garden. To the first floor there are three well proportioned double bedrooms, the larger of the three benefitting from a bay window and main family bathroom fitted with a modern three piece suite. To the second floor there is a spacious landing ideal for use a study/ home office and principle bedroom suite which benefits from full height fitted wardrobes and EN-SUITE shower room, fitted with a modern three piece suite and feature tiled flooring. Both double glazing and gas central heating have been installed throughout. Externally, walled gardens surround the property to three sides and enjoy a sunny southerly aspect which feature a large lawn, Indian sandstone patio area and beds stocked with an array of plants and shrubs. An internal viewing is most highly recommended.

### HMRC DIRECTIVE

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TOTAL FLOOR AREA : 1655 sq.ft. (153.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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	



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