



*Jordan fishwick*

8 Kenwood Road, Stretford, M32 8PT

Guide Price £625,000

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## The Property

Located on a highly regarded and sought after road well placed for both Chorlton Village and Longford Park is this well presented, larger than average THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which offers spacious and light ACCOMMODATION OVER THREE FLOORS and cellars. This delightful property boasts a wealth of ORIGINAL FEATURES throughout and is located only a short stroll from all local amenities, schools and transport links including the Metro. The accommodation briefly comprises: spacious entrance hallway, lounge with large bay window with original wooden shutters and open fire, sitting/dining room with LOG BURNING STOVE, open plan dining kitchen with French patio doors opening to the rear garden. To the first floor there are two generously proportioned double bedrooms, each with original cast iron fireplaces, bathroom/dressing room with free standing cast iron bath and shower room fitted with a modern three piece suite while the second floor reveals a third good sized double bedroom. The multiple cellar chambers provide useful storage space and utility room with scope for conversion to additional living accommodation (subject to all relevant building/planning consents). Externally, to the front of the property is a garden with mature hedgerow borders and gated path leading to the front door while to the rear, a fenced and enclosed garden has been mainly laid to lawn and features an Indian sandstone patio area along with an array of mature plants and shrubbery. An internal viewing is most highly recommended.

- Superbly presented mid terrace period property
- Three double bedrooms + two reception rooms
- Many original features throughout
- Highly regarded and sought after road
- Spacious family accommodation over three floors and cellars
- Well maintained gardens to both the front and rear
- Short stroll to all local amenities, schools and transport links including the Metro
- Well placed for Chorlton Village and Longford Park
- Council Tax: D. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 2010 sq.ft. (186.7 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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