



FOR  
SALE

**jordan fishwick**

CHORLTON  
0161-860 4444  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

**jordan fishwick**

92 Oswald Road, Chorlton, M21 9GB  
Guide Price £345,000





### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful garden fronted TWO BEDROOM END TERRACE PERIOD PROPERTY situated on a highly popular road ideally placed for Chorlton village and Longford Park. This splendid property boasts MANY ORIGINAL FEATURES THROUGHOUT and will prove ideal for a young couple or family. The property is positioned only a short stroll from multiple local schools, the vibrant scene of Beech Road and the Metro which provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: enclosed porch, spacious lounge, kitchen, utility room. To the first floor there are two bedrooms, each benefitting from original cast iron fireplaces and access to the bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a beautiful landscaped garden with block paved patio and large beds stocked with an array of mature plants and shrubs while to the rear is a walled courtyard garden. An internal viewing is most highly recommended. Sold with no onward chain.

**92 Oswald Road, Chorlton,  
Manchester, M21 9GB**

**Offers Over £345,000**





- NO CHAIN
- Delightful two bedroom end terrace Victorian cottage
- Many original features
- Westerly facing garden and enclosed courtyard to the rear
- Highly regarded and sought after road
- Walking distance from Chorlton Village, the Metro and Longford Park
- Ideal for young couple / family
- Recently redecorated throughout
- Council Tax: A. EPC: D

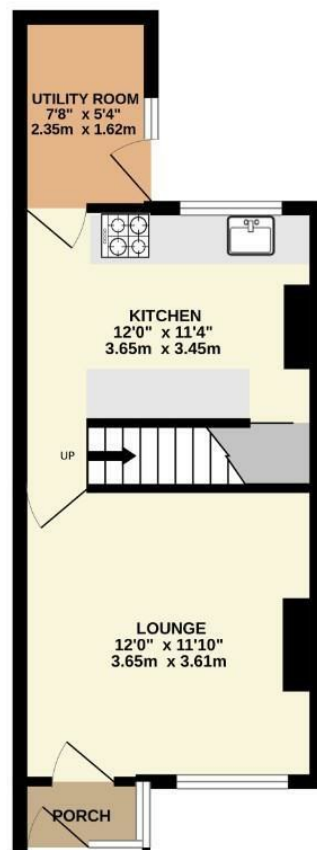


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

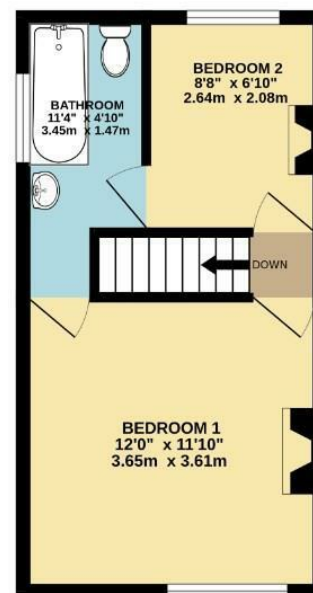




GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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.  
Made with Metropix 62025



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