



*Jordan fishwick*

45 Buckingham Road, Chorlton, M21 0SB

Guide Price £475,000

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## The Property

A superbly presented and EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY ideally situated for all local amenities and transport links. This delightful property provides spacious and versatile accommodation throughout and benefits from both a WEST FACING REAR GARDEN and DRIVEWAY providing off road parking. This splendid property will prove an ideal family home and is located within walking distance to Chorlton Village, multiple local schools and parks as well as the Metro which is only 0.2 miles away. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window and log burning stove and double doors opening to the dining room, kitchen with modern shaker style units and solid wooden worktops, conservatory. To the first floor there are three good sized bedrooms and bathroom, fitted with a modern four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well maintained lawned garden and block paved driveway which extends to the side of the property. To the rear, a superb West facing garden extends to approximately 60ft in length and is mainly laid to lawn with stone flagged patio and large beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC



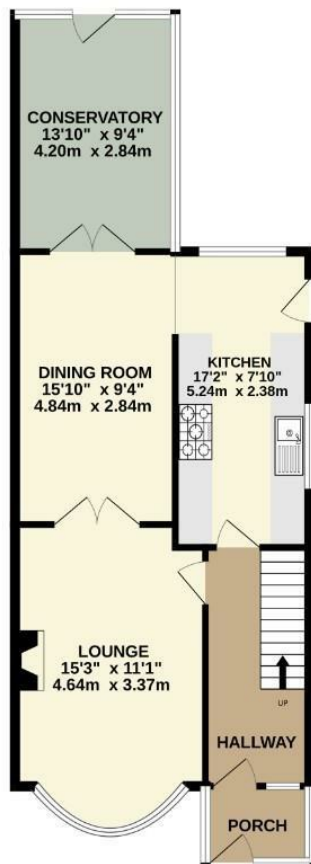
- Beautifully presented and extended semi detached property
- Three bedrooms and three reception rooms
- 60ft West facing rear garden (approx.)
- Driveway providing off road parking
- Stone's throw from Chorlton Village and all local amenities
- 0.2 mile walk to the Metro (Chorlton)
- Lounge with large bay window and log burning stove
- Move-in ready condition
- Ideal family home
- Double glazing and gas central heating throughout



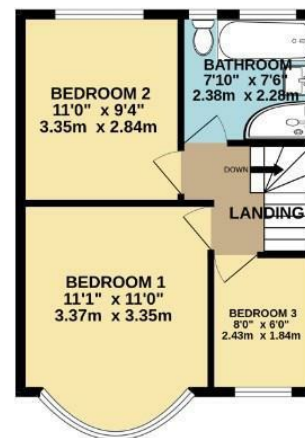
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
696 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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