jordan fishwick

11 Lynton Road, Chorlton, M21 9NQ

Guide Price £450,000

# 11 Lynton Road, Chorlton, Manchester, M21 9NQ

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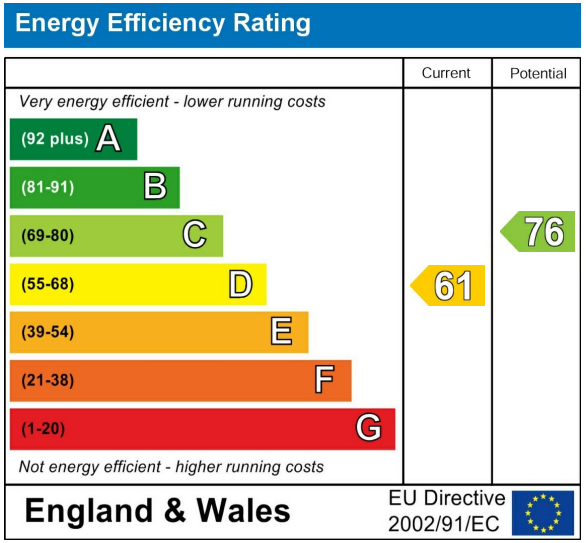
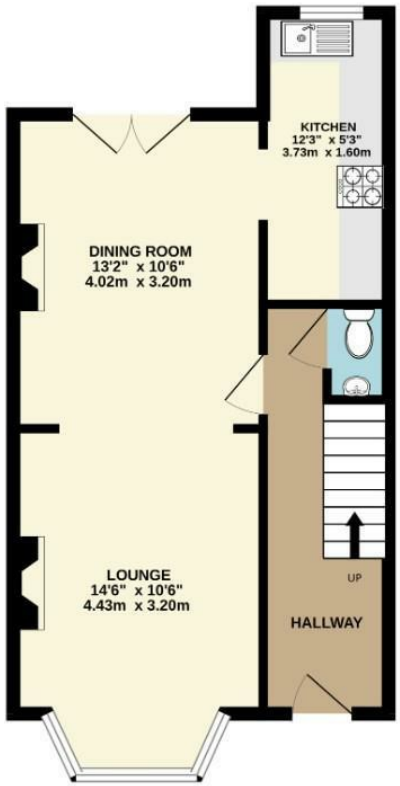
## The Property

A superbly presented THREE BEDROOM MID TERRACE PERIOD PROPERTY boasting a spacious WEST FACING GARDEN as well as a versatile LOFT ROOM, located on a quiet residential CUL-DE-SAC positioned only a short walk from both Chorlton Village and Longford Park. This delightful property is offered for sale in MOVE-IN READY condition having been tastefully updated and decorated by the current owners, creating a contemporary family home with MANY ORIGINAL FEATURES retained. Within walking distance to multiple local schools as well as transport links including the Metro, this wonderful property will prove ideal for a young couple or family and is not one to be missed. The accommodation briefly comprises: entrance hallway, w/c TWENTY EIGHT FOOT THROUGH LOUNGE/DINING ROOM with a large bay window and a modern fitted kitchen. To the first floor are two good sized bedrooms, a bathroom fitted with a three piece suite with over bath shower and the third bedroom providing access to the versatile LOFT ROOM. Both double glazing and gas central heating have been installed. To the front of the property is a walled garden with path to the front door. To the rear, a West facing walled courtyard garden with lawn and patio. An internal viewing of this splendid home is most highly recommended.

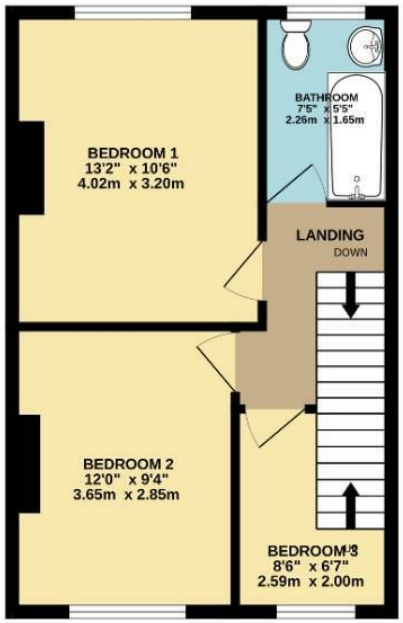
- Beautifully presented mid terrace period property
- Three bedrooms + useful loft room
- Quiet residential CUL-DE-SAC well placed for all local amenities
- Many original features retained
- Short stroll to Chorlton Village and Longford Park
- West facing rear courtyard garden
- Move-in ready condition
- Walking distance to multiple local schools and the Metro
- Ideal for young couple or family
- Council Tax: B. EPC: D



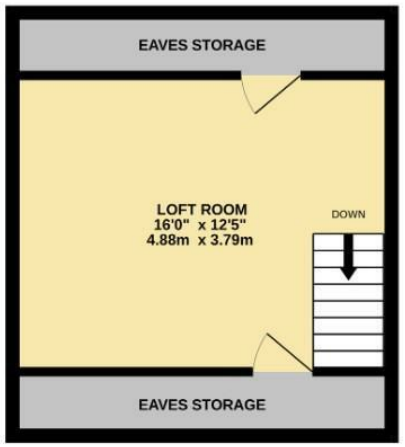
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.




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




2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.




TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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