



jordan fishwick

5 Oswald Lane, Chorlton, M21 9QA
Guide Price £350,000



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Manchester, M21 9QA**

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The Property

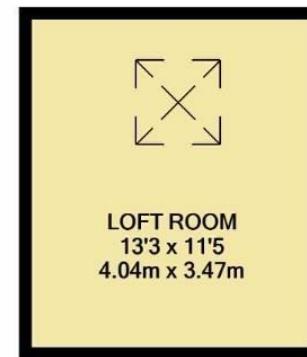
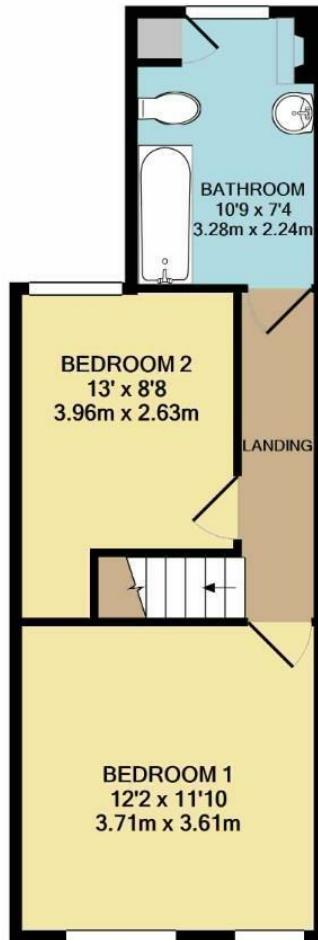
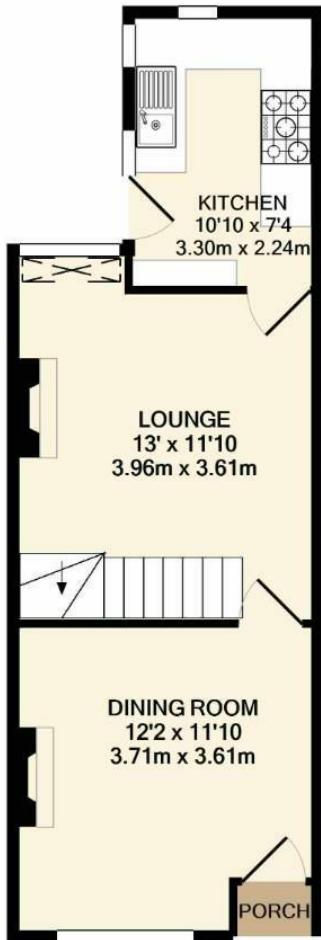
Situated on a quiet CUL-DE-SAC, a beautifully presented garden fronted TWO DOUBLE BEDROOM PERIOD TERRACE PROPERTY, benefitting from both a SOUTH FACING REAR GARDEN and a LOFT ROOM. This wonderful property offers spacious and light accommodation throughout which will prove ideal for first time buyers, young couples or families alike. Only a stone's throw from Chorlton Village, local parks and the Metro, this property is ideally placed for all local amenities and transport links. The splendid accommodation briefly comprises: covered porch, spacious dining room with original wooden flooring and fireplace, lounge with gas fired stove, modern fitted kitchen. To the first floor there are two well proportioned double bedrooms and large bathroom, fitted with a modern three piece suite and original wooden flooring and fireplace. Accessed via a drop down ladder in the second bedroom there is a generous loft room with Velux skylight window. Externally there is a well maintained garden to the front of the property with decorative gravel whilst to the rear, a superb SOUTH FACING COURTYARD GARDEN with decorative gravel patio area, raised beds and fitted bench. Gas central heating is installed throughout and an internal viewing of this fine home is highly recommended. Council Tax: B. EPC: D

- Beautifully presented two double bedroom mid terrace property
- Quiet village centre CUL-DE-SAC
- Two spacious reception rooms and modern kitchen
- South facing rear courtyard garden
- Loft room
- Many original features retained throughout
- Gardens to both the front and rear
- Only a few minutes walk to the Metro
- Ideal for first time buyers or young couples
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

APPROX. FLOOR
AREA 151 SQ.FT.
(14.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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