



jordan fishwick

91 Cromwell Road, Stretford, M32 8QJ
Guide Price £800,000



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Manchester, M32 8QJ**

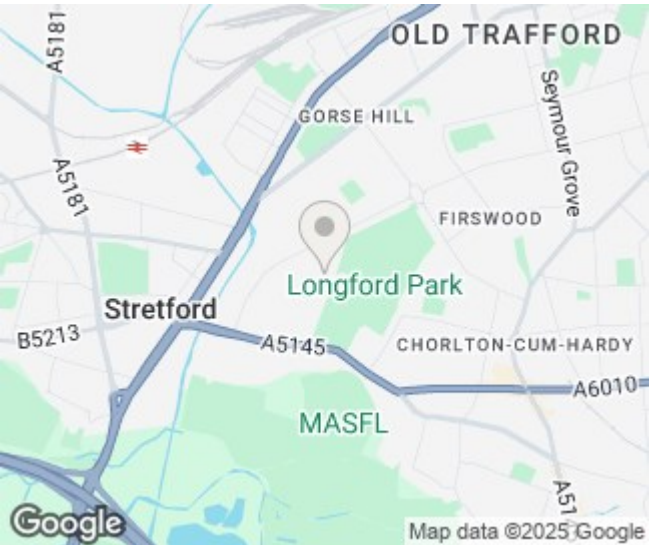
Guide Price £800,000



The Property

*****NO CHAIN***** Positioned on a highly regarded road adjacent to Longford Park is this superbly presented and extended FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY which offers in excess of 2700sqft spacious and versatile family ACCOMMODATION OVER FOUR FLOORS. This delightful property has been stylishly decorated and tastefully updated throughout by the current owners creating a turnkey family home which is ideally placed for all local amenities, schools and transport links including the Metro. The property further benefits from a DRIVEWAY providing off road parking as well as a good sized WESTERLY FACING GARDEN and MANY ORIGINAL FEATURES have been retained. The accommodation briefly comprises: entrance hallway, lounge with large bay window open to the dining room, downstairs wc, breakfast kitchen with large central island and bi-folding doors opening to the raised timber decking with steps to the landscaped rear garden. The lower ground floor reveals two further reception rooms as well as two large storage cupboards. To the first floor there are two well proportioned double bedrooms, each benefitting from full height fitted wardrobes, bathroom with freestanding roll top bath and shower room fitted with a period style suite while the second floor reveals three further double bedrooms with the largest boasting an en-suite shower room. Both double glazing and gas central heating have been installed. Externally, to the front of the property is a walled garden with beds stocked with a variety of mature plants and shrubs and driveway providing off road parking and an EV charging point which extends to the side of the property. To the rear, a fenced and enclosed garden features a large lawn, well stocked beds and two patio seating areas. An internal viewing is most highly recommended. EPC rating D. Council tax band D.

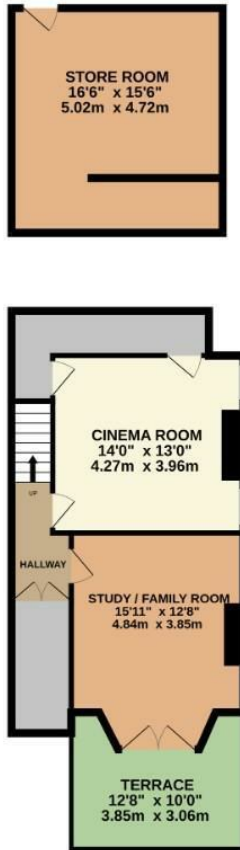
- NO CHAIN
- Magnificent semi detached period family residence
- Five double bedrooms, two bathrooms and four reception rooms
- Westerly facing rear garden
- Driveway providing off road parking
- Highly regarded and sought after road
- Many original features
- Stylishly decorated and tastefully updated
- Move-in ready condition
- Council Tax: D. EPC: D



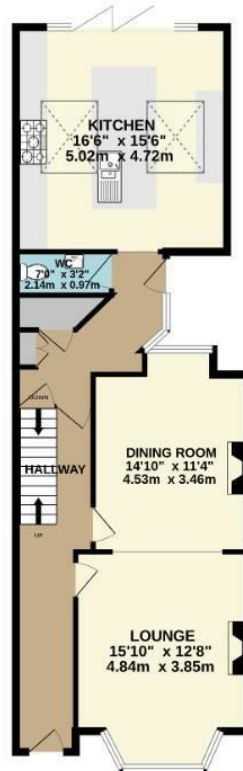
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



LOWER GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



GROUND FLOOR
880 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 2720 sq.ft. (252.7 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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