jordan fishwick

17 Eleanor Road, Chorlton, M21 9FZ

Guide Price £450,000

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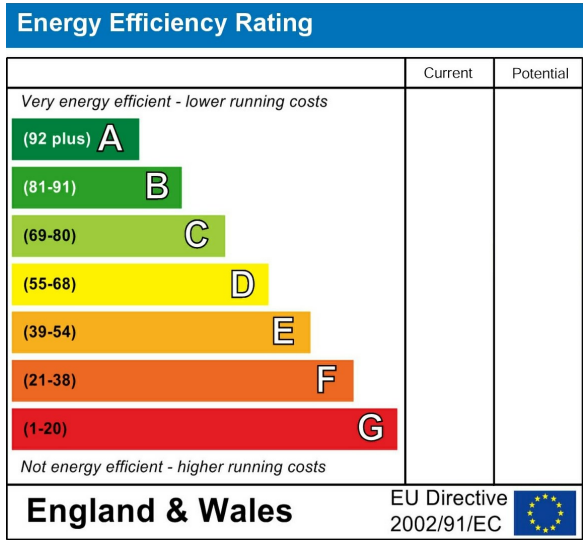
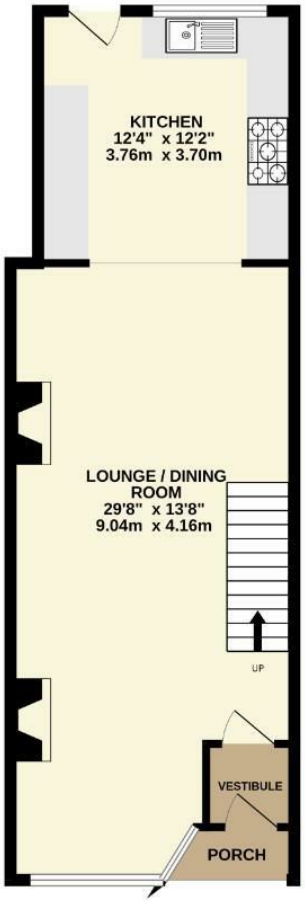
The Property

COMPLETE CHAIN An immaculate, larger than average EXTENDED TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY located on a sought after road in Chorlton Green. This delightful property benefits from a SOUTHERLY FACING REAR GARDEN and provides in excess of 1000sqft spacious and light accommodation. The property is offered for sale in MOVE-IN READY condition having been tastefully modernised and updated by the current owners and is well placed for all local amenities being only a short stroll from Chorlton Village, the Metrolink, the vibrant scene of Beech Road as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, vestibule, 29ft through lounge/dining room with feature exposed brick chimney breasts and LOG BURNING STOVE, dining kitchen with modern gloss white units. To the first floor there are two well proportioned double bedrooms, the main benefitting from both full height fitted wardrobes as well as a bay window and spacious bathroom/wet room fitted with a four piece suite including Grohe rainfall shower. There is ample storage space throughout the property with custom fitted storage beneath the staircase, large full height fitted cupboards on the landing and the loft has been boarded. Externally, to the front of the property is a walled garden with gated path leading to the front door while to the rear, a walled courtyard garden features an artificial lawn and enjoys a sunny southerly aspect. An internal viewing of this superb home is highly recommended. Sold with a complete chain - the vendors have already had an offer accepted on a property they wish to purchase.

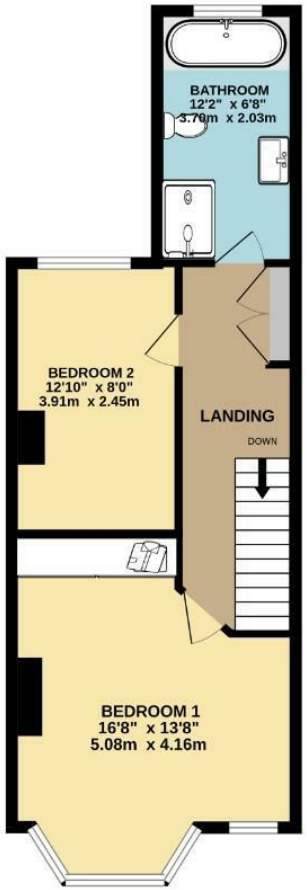
- COMPLETE CHAIN - the vendors have already had an offer accepted on a property they wish to purchase
- Immaculate two double bedroom mid terrace period property
- Southerly facing rear courtyard garden
- Well regarded road in a sought after Chorlton Green location
- Significantly extended and offering in excess of 1000sqft accommodation
- Move-in ready condition
- Walking distance from all local amenities and transport links in Chorlton Village
- Short stroll from Beech Road and catchment area for Brookburn Primary School
- Council Tax: B



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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