



Jordan fishwick

5 Albemarle Road, M21 9HX
Guide Price £495,000



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The Property

A most attractive and very well presented period mid terraced property with EXTENDED accommodation over THREE FLOORS ideal for a young couple or family. Located on a highly regarded road in Chorlton Green, with easy access to Chorlton Ees, local shops, schools parks and the Metro. Comprises briefly: covered porch, entrance hall, lounge, family room with wood burning stove opening onto the extended fitted dining kitchen. To the first floor there are two good sized bedrooms and a large bathroom with a four piece suite in addition to a separate shower. To the second floor is a large main bedroom. Gas central heating and double glazing are installed. There is a garden area to the front of the property and a delightful private and enclosed SOUTH FACING court yard garden. Offered in excellent decorative order throughout, viewing of this fine home is highly recommended. Council Tax: C. EPC: D.

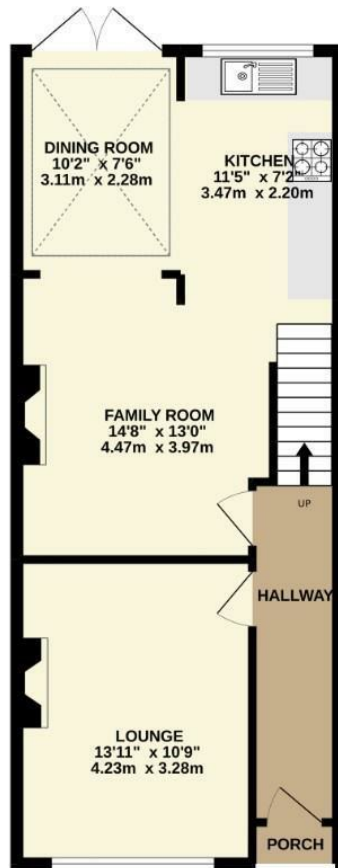
- Attractive & very well presented EXTENDED mid terraced period property
- Highly regarded & sought after Chorlton Green road
- Three double bedrooms
- Large re-fitted bathroom with separate shower
- Gas central heating & double glazing installed
- Private & enclosed SOUTH FACING rear court yard garden
- Retaining many original characteristics & features
- Excellent home for a young family or couple
- Fitted extended dining kitchen



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



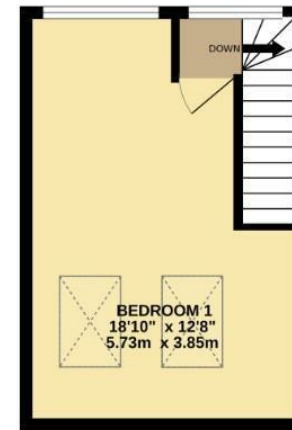
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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