



*Jordan fishwick*

40 Kingshill Road, Chorlton, M21 9FY

Guide Price £499,500

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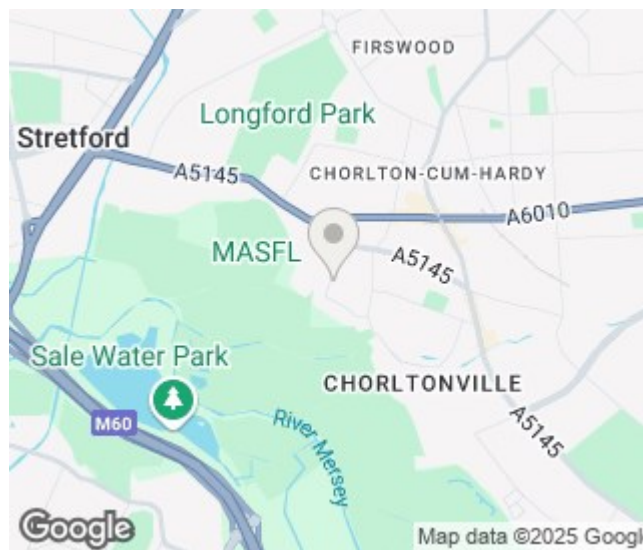
Guide Price £499,500




## The Property

An immaculate **THREE DOUBLE BEDROOM END TERRACE PERIOD PROPERTY** located on a quiet and highly regarded road in Chorlton Green. This superb property has been tastefully modernised and stylishly decorated throughout by the current owners and offers spacious, versatile **ACCOMMODATION OVER THREE FLOORS**. Many **ORIGINAL FEATURES** have been retained throughout and the property benefits from a 23ft **OPEN PLAN LIVING/DINING/KITCHEN** as well as a separate **HOME OFFICE** to the top floor. Within walking distance of Chorlton Village, multiple local parks and schools including Brookburn Primary School as well as being only a short stroll from the vibrant scene of Beech Road this delightful property will prove ideal for a young couple or family and is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, 23ft open plan living/dining/kitchen with **LOG BURNING STOVE** and modern grey gloss units. To the first floor there are two good sized bedrooms, each with full height fitted wardrobes and main bathroom, recently refitted with a modern three piece suite and feature tiled walls and flooring. The second floor reveals the main bedroom suite with full height picture window, **EN-SUITE** shower room and wardrobe plus there is a study with two Velux skylight windows and access to the eaves storage. Double glazing and gas central heating have been installed throughout. To the front of the property is a walled garden with gated path to the front door whilst to the rear, a good sized courtyard garden features a large Indian stone patio. Early viewing is most strongly recommended. Council Tax: B.

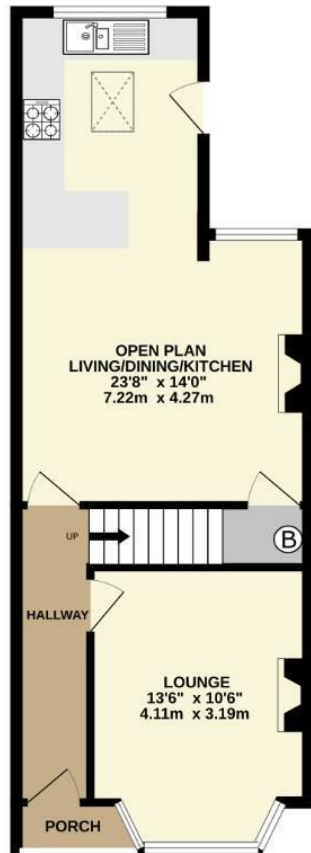
- Superbly presented end terrace period property
- Three double bedrooms, two bathrooms + separate study
- 23ft open plan living/dining/kitchen
- Many original features retained
- Sought after Chorlton Green location
- Stylishly decorated and updated throughout by the current owners
- Walking distance to Chorlton Village, the Metro and Beech Road
- Catchment area for Brookburn Primary School
- Move-in ready family home
- Council Tax: B



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



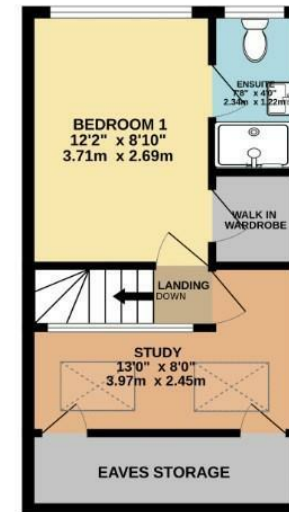
GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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