



*Jordan fishwick*

88 Longford Road, Chorlton, M21 9NP

Guide Price £425,000



### The Property

A delightful THREE BEDROOM MID TERRACE PERIOD PROPERTY located on a sought after road within only a short stroll of both Chorlton Village and Longford Park. This splendid property will prove ideal for a young couple or family and boasts a 17ft open plan living/dining/kitchen as well as many ORIGINAL FEATURES throughout. The accommodation briefly comprises: entrance hallway, lounge with large bay window, open plan living/dining/kitchen with integrated appliances and large glazed patio door opening to the walled rear garden. To the first floor there are three good sized bedrooms and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path leading to the front door while to the rear, a courtyard garden features a flagged patio and large well stocked beds. An internal viewing is strongly recommended. Council Tax: A.

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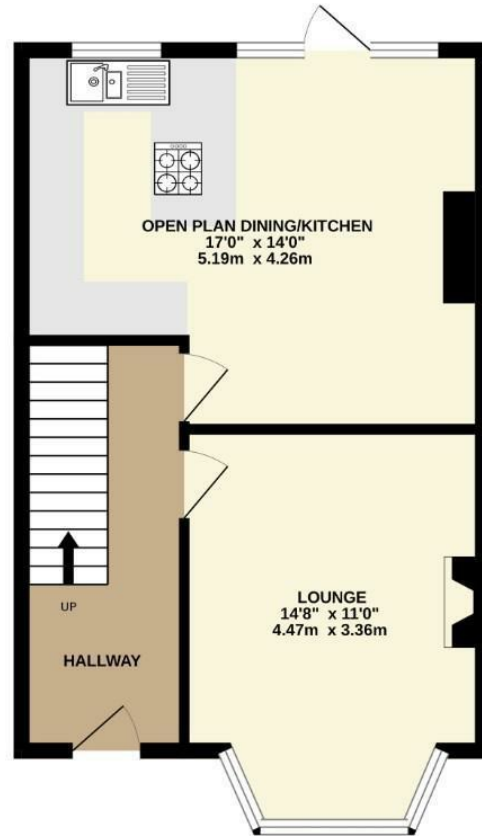
- Delightful well presented mid terrace period property
- Three good sized bedrooms and two reception rooms
- Open plan living/dining/kitchen
- Well maintained gardens to both the front and rear
- Sought after road walking distance from Chorlton Village and Longford Park
- Ideally placed for multiple local schools
- Short stroll to Beech Road
- Many original features retained
- Ideal for young couple or family



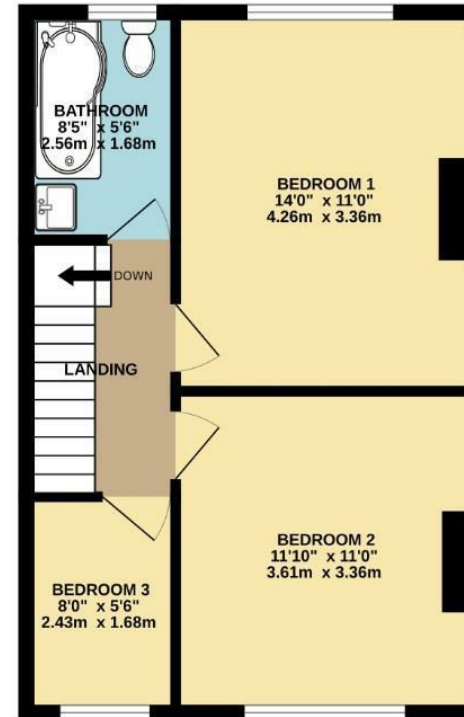
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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