



jordan fishwick

40 Kingshill Road, Chorlton, M21 9FY
Guide Price £499,500

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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.

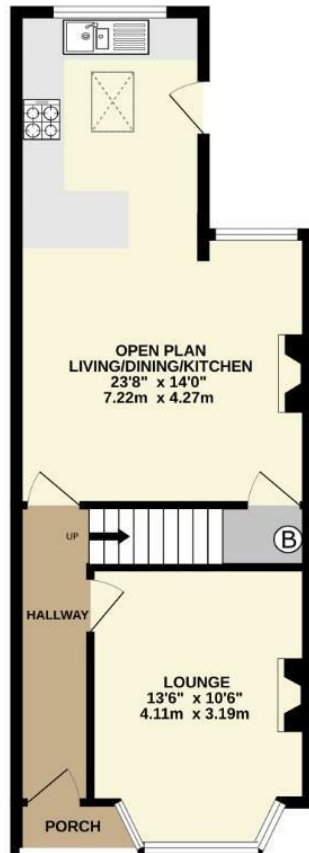
- Superbly presented end terrace period property
- Three double bedrooms, two bathrooms + separate study
- 23ft open plan living/dining/kitchen
- Many original features retained
- Sought after Chorlton Green location
- Stylishly decorated and updated throughout by the current owners
- Walking distance 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



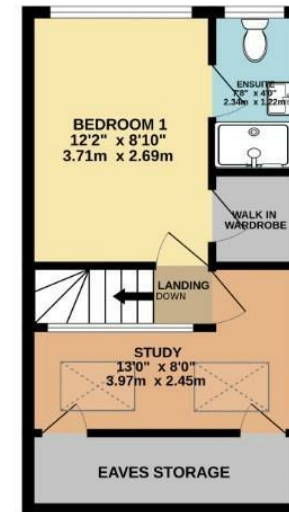
GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



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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