



jordan fishwick

13 Kensington Road, Chorlton, M21 9GH
Guide Price £465,000



The Property

A beautifully presented THREE DOUBLE BEDROOM PERIOD TERRACE, located only a stone's throw from Chorlton Village and the Metro. This delightful property, benefitting from a larger than average SOUTH FACING REAR GARDEN, has been tastefully renovated and decorated throughout by the current owners to create a splendid, contemporary family home. Having had MANY ORIGINAL FEATURES retained throughout, this delightful property is certainly not one to be missed and is offered for sale in MOVE-IN READY CONDITION. The accommodation briefly comprises: covered porch, entrance hallway with feature tiled flooring, through lounge/dining room with original wooden flooring and large bay window, stunning refitted kitchen/breakfast room with modern shaker style units and integrated appliances. To the first floor are three bedrooms, all of excellent proportions and shower room, recently refitted with a three piece suite and feature tiled walls and flooring. Externally there is a landscaped garden to the front of the property with scope for this to be converted to a driveway. To the rear, a delightful South facing walled garden, mainly laid to lawn with an Indian stone patio. Double glazing and gas central heating have been installed throughout and an internal viewing of this fine home is most highly recommended.


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Manchester, M21 9GH**

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- Beautifully presented period property
- Three double bedrooms
- Recently refurbished throughout by the current owners
- South facing rear garden
- Newly fitted kitchen and bathroom
- Short walk to all local amenities and transport links including the Metro
- Many original features
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(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
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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