



5

Bedrooms



3

Bathrooms





SPACIOUS Victorian semi-detached property situated close to Chorlton and Stretford town centres. This beautiful family home provides substantial accommodation over four floors and maintains some original features at the same time providing modern family living. The accommodation comprises of entrance hall, cellar, two reception rooms, kitchen/diner and utility room, to the first floor there are three double bedrooms and a shower room, whilst off the top floor you can find two further double bedrooms and a bathroom. Outside: Paved to front providing off road parking. Lovely sunny garden to rear mainly laid out to lawn with mature trees and bushes and raised decked area.

The property is situated on the Chorlton border just a short walk to Stretford Metrolink and either Chorlton town centre or Stretford Mall for all the bars, restaurants and shops, the property is situated in a great catchment area for the local schools and is walking distance to the lovely Longford Park. Regular local public transport taking you to surrounding areas such as The Trafford Centre and Media City.

Viewing is highly recommended.

Entrance hall *1.2m x 10.1m*

Maintaining original features including original front door. Laminate flooring. Two radiators. Access to cellar.

Cellar

Reception room one *3.9m x 5.5m*

Double glazed bay window to front elevation. Radiator. TV point. Coving to ceiling. Laminate floor. Wall mounted electric fire.

Reception room two *3.0m x 3.8m*

Double glazed window. Radiator. Laminate floor.

Kitchen/diner *3.6m x 5.3m*

Double glazed window. Fitted with a range of modern wall and base units incorporating inset sink unit with mixer tap over. Plumbed and space for dishwasher. Tiled splash backs. Integrated oven with gas hob over and chimney style extractor above. Space for free standing appliances. Two vertical radiators. PVC door with window surround to rear garden.

Utility room *2.1m x 2.5m*

Double glazed frosted window. Lino flooring. Low level WC and wash hand basin. Storage. Radiator.

1st floor landing

Bathroom *2.1m x 2.5m*

Double glazed frosted window. Fully tiled. Walk-in shower, vanity wash hand basin and a low level WC. Ladder style heated radiator.

Bedroom one *5.1m x 5.5m*

Two double glazed windows one being bay. Two radiators. Coving to ceiling.

Bedroom two *3.6m x 5.0m*

Double glazed window over looking garden. Radiator. Carpet.

Bedroom three *3.5m x 3.6m*

Double glazed window. Radiator. Carpet.

2nd floor landing**Bathroom** *2.1m x 2.5m*

Double glazed window. Fitted suite comprising of panel bath with shower screen and shower, pedestal wash hand basin and a low level WC. Laminate floor. Fully tiled. Radiator. Heated towel rail.

Bedroom four *3.1m x 5.2m*

Double glazed window overlooking garden. Radiator. Carpet.

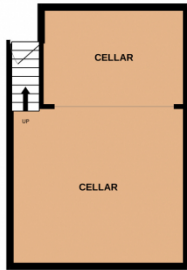
Bedroom five *4.9m x 5.0m*

Double glazed window. Built in wardrobe. Radiator.

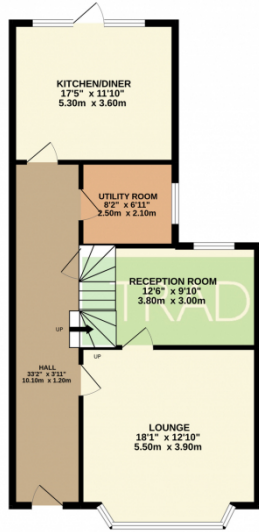
Outside

Paved to front providing off road parking. Lovely sunny garden to rear mainly laid out to lawn with mature trees and bushes and raised decked area.

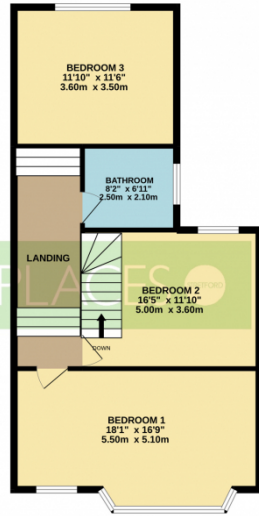
BASEMENT
291 sq.ft. (27.0 sq.m.) approx.



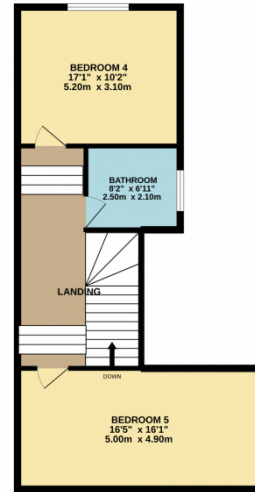
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 