



Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

Illustrative purposes only and are not necessarily to scale.

Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

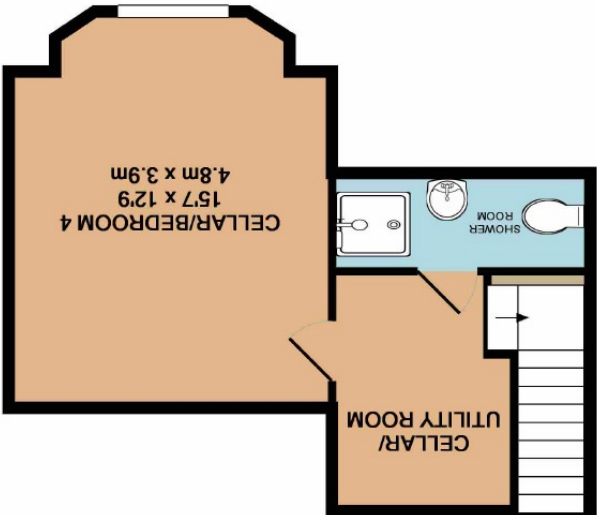
chorton@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

0161 860 4444

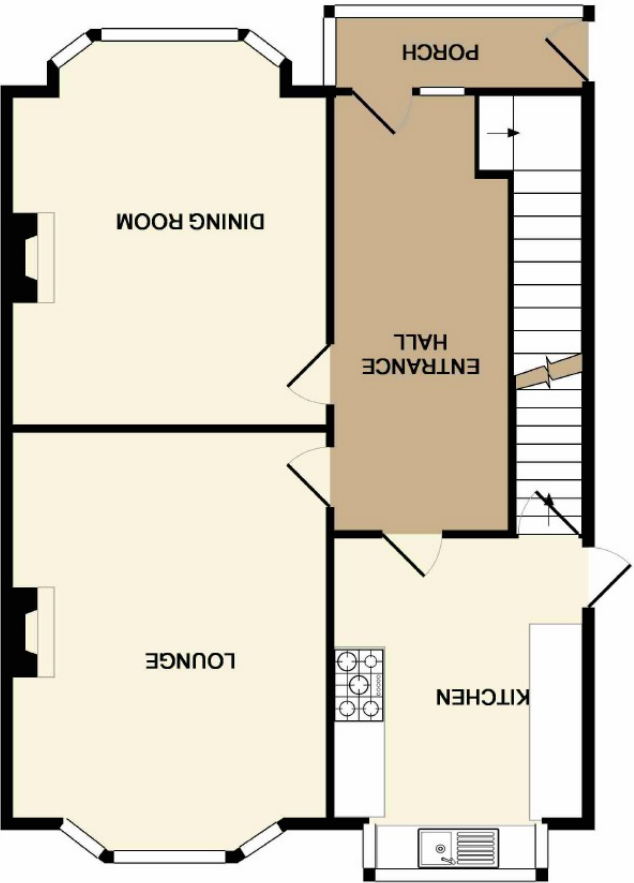
410-412 Barlow Moor Road, Chorlton, Manchester, M21

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019

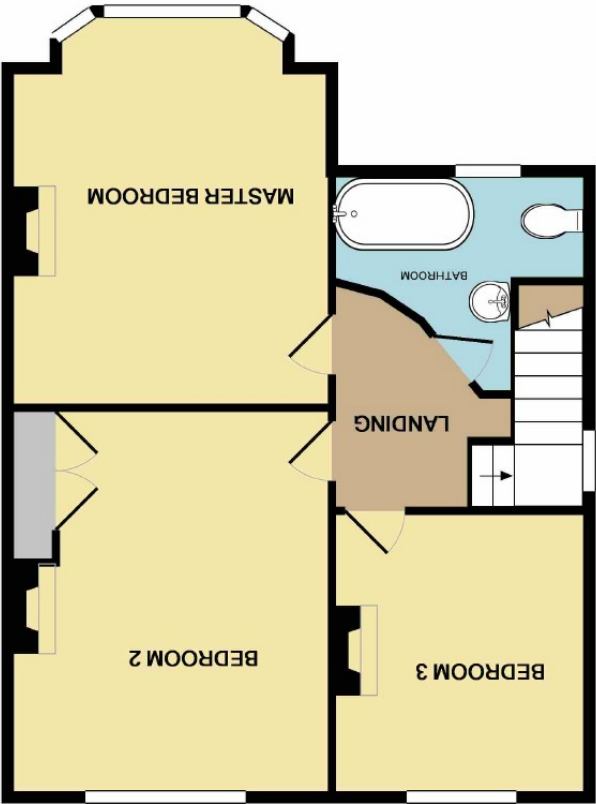
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR







47 Grange Road Chorlton  
M21 9NX  
Guide price £499,950

The Property

An attractive and well appointed period semi detached property of character providing a host of original features with spacious and well planned accommodation suitable for a couple or growing family. The property is located close to Chorlton village centre on a highly regarded road and comprises briefly: enclosed porch, large entrance hall, lounge, separate dining room, fitted breakfast kitchen, lower ground floor with occasional bedroom, utility and shower room. To the first floor there are three double bedrooms and a superb period style bathroom. Gas central heating is installed. Set within a corner plot, there are attractive lawn and well stocked gardens with a patio. Impressive and stylish accommodation. Viewing recommended.

- Superb bay fronted period semi-detached property
- Spacious corner plot with attractive gardens
- Two reception rooms & three double bedrooms
- Occasional bedroom in lower ground floor with shower room & utility
- Gas central heating installed
- Retaining many period features & characteristics
- Ideal family home



Enclosed Porch

Entrance Hall 10'10 x 7'3

Lounge 17'9 (Into Bay) x 12'4

Dining Room 13'8 (Into Bay) x 12'3

Breakfast Kitchen 12'6 x 10'3

FIRST FLOOR

Landing

Bedroom One 13'7 (Into Bay) x 12'3

Bedroom Two 14'5 x 12'3

Bedroom Three 10'10 x 10'2

Bathroom 10'1 x 7 Max

LOWER GROUND FLOOR

Utility room 9'3 x 6'10

Cellar/ Occasional Bedroom 14'7 (Into Bay x 11'4

Shower Room

Externally

Postcode - M21 9NX

EPC Rating - F

Local Authority - Manchester City Council

Council Tax - Band C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F	36	43	F	28	34
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	