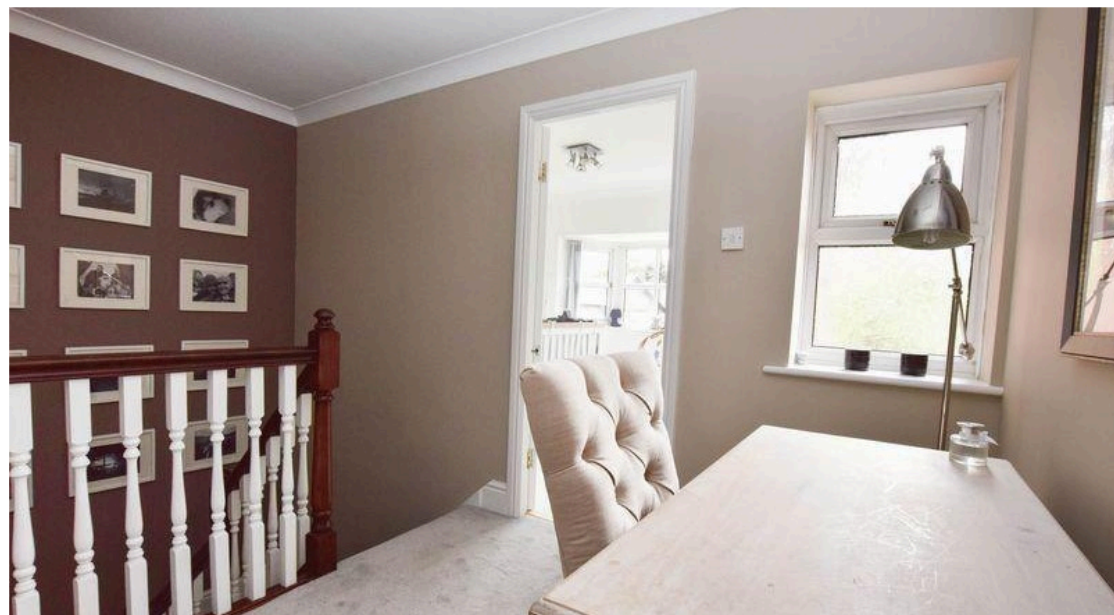




 4
Bedrooms

 2
Bathrooms





BEING SOLD WITH NO CHAIN!!

FANTASTIC THREE STOREY FOUR BEDROOM TOWNHOUSE FAMILY RESIDENCE FOR SALE which is located in a sought-after location and within walking proximity of Edge Lane metro link station, Longford Park, other local transport links and a short walk from Chorlton's bars and restaurants. Good local schools are within walking distance.

The property has been renovated throughout to a high standard and have converted the integral garage. In brief the property comprises: - Entrance hallway with under stairs storage. To the first floor there is a large family kitchen/breakfast room with some integrated appliances and large kitchen island and Office Room. To the 2nd floor there is a lounge and bedroom four and on the third floor there are three bedrooms and a family bathroom.

The property is fitted with plantation shutters.

Externally

To the front of the property is a large block paved driveway providing off road parking and a further area which could be converted for a further parking space. There is an electric point. To the rear of the property is a fully landscaped garden with a variety of paving and gravel with access to the property via French doors leading to the kitchen/ breakfast room. Outside hot and cold tap.

Entrance hall

Stairs with under stair storage Radiator.

Kitchen/breakfast room. 5.8m x 4.0m

Superb family kitchen/dining area fitted with a bespoke kitchen with large kitchen island with integrated washing machine, dishwasher incorporating a sink unit with mixer tap. Space for large smeg cooker. Tiled floor. Space for large fridge freezer. Double glazed patio doors opening to the garden.

Office 3.7 x 3.0

Double glazed window. Radiator.

2nd Floor

Lounge 5.8m x 4.0m

Double glazed window to rear elevation. TV Point. Radiator. Wood flooring

Bedroom Four 3.9m x 3.0m

Double glazed bay window to front elevation. Radiator. Wood flooring.

3rd Floor

Bedroom One with ensuite 4.0m x 3.0m

Double glazed window to front elevation. Radiator.

Open to ensuite:- walk in shower, vanity wash hand basin and WC.

Bedroom Two 4.0m x 2.8m

Double glazed window to front elevation. Radiator. Wood flooring.

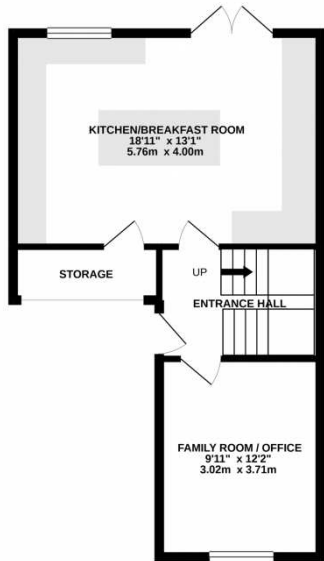
Family Bathroom

Double glazed frosted window. White bathroom suite comprising: - Walk in shower, fitted vanity sink and storage. WC. Radiator. Tiled to compliment.

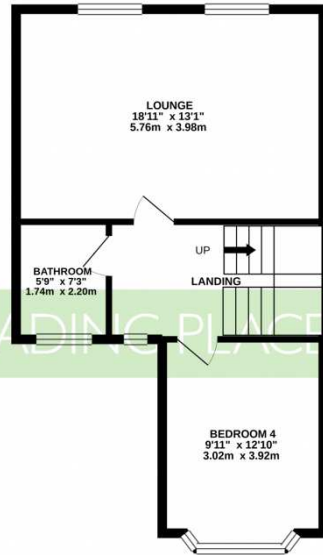
Bedroom Three 3.9m x 3.0m

Double glazed bay window. Radiator. Wood flooring.

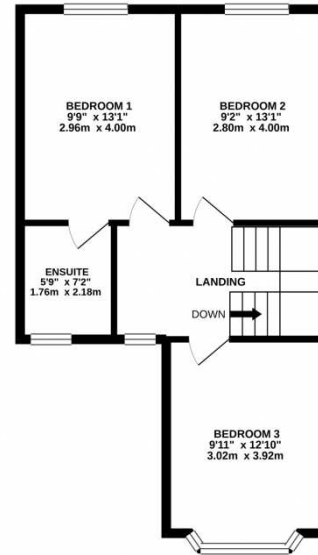
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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