



 4  
Bedrooms

 2  
Bathrooms









**\*\*STUNNING FOUR BEDROOM TERRACE PROPERTY OVER FOUR FLOORS SITUATED IN A VERY MUCH SOUGHT AFTER LOCATION OF CHORLTON.\*\***

Trading Places are pleased to have available this beautifully presented four bedroom middle terrace property which benefits from double glazing and gas central heating. Briefly the accommodation comprises of entrance hall, lounge and a stunning kitchen/dining area, staircase down to basement area which has a large playroom and utility area, whilst to the first floor there are three bedrooms and a bathroom, off the 2nd landing there is another bedroom and bathroom. Outside: lovely garden to front with mature bushes and plants. Lawned garden to the rear with patio area, privately enclosed and access to a communal garden area.

Fantastic location for Chorlton Town Centre, Chorlton Green, shops bars and restaurants. Local metrolink and good public transport taking you to surrounding areas.

**A viewing is highly recommended.**

**Entrance hall**

Porcelain floor. Staircase to first floor.

**Lounge** *44.50m x 3.68m*

Bay window to front. Solid oak floor. Picture rail. Decorative coving to ceiling. Log burner inset into chimney breast. Radiator.

**Kitchen/diner** *8.93m x 4.97m*

Powder coated aluminium windows. Fitted with a range of base units incorporating Corian worktops inset with sink unit and mixer tap. Range style dual fuel cooker. Integrated fridge/freezer. Integrated microwave. Integrated dishwasher. Access to basement. Porcelain flooring. Vertical radiator. Inset ceiling lights. DINER: Built in cupboard. Radiator. Solid oak floor. Powder coated aluminium door.

**Basement**

PLAYROOM: Powder coated aluminium door opening to the garden area. Inset ceiling lights. Boiler. UTILITY ROOM: Powder coated aluminium window. Laminate floor. Spotlights to ceiling. Plumbed for automatic washing machine. 1 1/2 bowl stainless steel sink unit with mixer tap. Burglar alarm panel.

**Landing**

Doors to all rooms.

**Bedroom one** *3.63m x 5.20m*

Two double glazed windows to front. Original fireplace. Radiator. Original flooring. Coving to ceiling.

**Bedroom two** *3.25m x 3.29m*

Double glazed window. Radiator. Original flooring. Original fireplace.

**Bedroom three** *3.65m x 3.55m*

Double glazed window. Radiator. Original flooring. Original fireplace.

**Bathroom** *2.29m x 1.78m*

Double glazed window. Porcelain flooring. Fitted bath with shower and shower screen. Vanity wash hand basin and a low level WC with push button flush. Part tiled to compliment.

**2nd Floor**

Staircase to top floor.

**Bedroom four** *3.55m x 5.11m*

Double glazed window. Two Velux windows. Radiator. Carpet. Original fireplace.

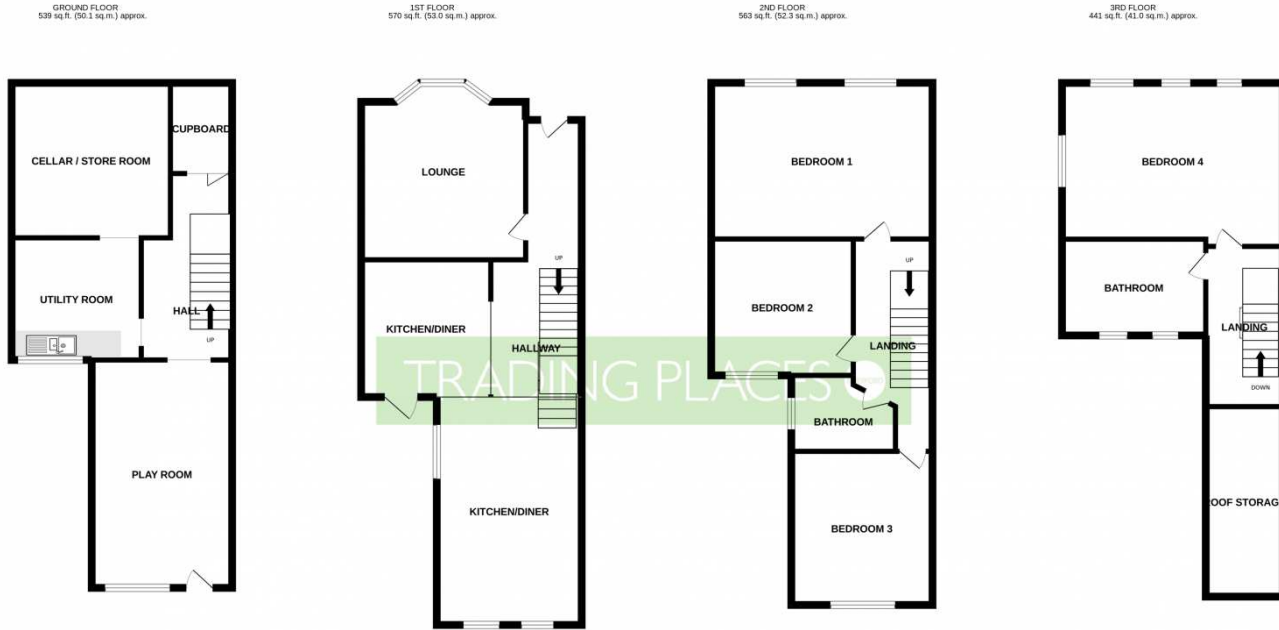
**2nd Bathroom**

Two Velux windows. Stunning modern bathroom with free standing bath, wall mounted WC and a corner walk in shower area with shower and shower screen Porcelain flooring. Marble effect tiles to walls. Radiator.

**Outside**

lovely garden to front with mature bushes and plants. Lawned garden to the rear with patio area, privately enclosed and access to a communal garden area.





TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

