



 3  
Bedrooms

 2  
Bathrooms





Are you looking for a family property, only moments from Manchester's most sought after areas, within walking distance of Longford Park, with its array of amenities from tennis courts to athletics park and even a petting zoo!

This well maintained larger than average three-bedroom semi-detached home sits around a 15-minute stroll to Chorlton's popular Beech Rd with its cafe culture, independent boutiques, and restaurants. Great transport links are provided by the nearby Motorway network and the Metrolink with a direct link into Manchester City Centre. This has fast become one of the most popular areas to invest in due to its proximity to Chorlton, Stretford and Trafford, all offering superb amenities and good schools including the well-respected Trafford Grammar Schools.

This semi-detached home sits back from the road with a private driveway to the front and detached garage to the rear. The property displays a number of impressive original features including original doors and balustrade, stained glass windows and picture rails and decorative ceilings downstairs. On the ground floor, there is a dining room with rounded bay window, large family lounge which looks out onto a lovely private enclosed garden, downstairs WC, useful cloakroom in the entrance hall and an extended kitchen/diner. Upstairs there is one large master suite to the front with fitted furniture, plus there is another double bedroom with fitted furniture and a smaller 3rd bedroom also with fitted wardrobes. The landing reveals a foldaway ladder leading into a loft room to offer any growing family that extra space required.

Opportunities to purchase semi-detached houses of this size, on plots of this size, which have the benefit of not being overlooked, don't come up very often.

This could make a superb home and offers the benefit of further developments within the area to make the most of its positioning in this very sought-after area of Manchester.

**EARLY VIEWING HIGHLY RECOMMENDED!!!**

Entrance Porch

Open window porch.

Entrance Hallway

Hardwood glass panelled door opening to a welcoming hallway with open spindle staircase leading to the first floor. Double-glazed stained-glass window to the side. Door to Ground floor WC.

Ground floor WC

Double glazed frosted window Fitted with a WC and wall mounted sink unit. Tiled walls.

#### Reception One 3.68m x 3.66m

Double glazed bay window to front elevation. Feature picture rail and decorative ceiling rose. Gas fire with fireplace. Radiator.

#### Reception Two 4.97m x 3.67m

Double glazed Georgian style French door. Gas fire with fireplace. TV Point. Feature picture rail and decorative ceiling rose. Radiator.

#### Kitchen/Diner 6.64m x 2.43m

Double glazed windows to rear and side elevation. Fitted with a range of wall and base units with tiled splashback incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring gas hob with extractor above and oven below. Plumbed for washing machine and space for free standing fridge freezer. Wall mounted boiler housed in unit. Laminate wooden floor. Kitchen area with side door access through stable door.

#### Landing

Double-glazed stained-glass window to side elevation. Access to loft which has a drop-down ladder and is boarded out.

#### Bedroom One 3.69m x 3.27m

Double glazed bay window to front elevation. Fitted wardrobes. Radiator.

#### Bedroom Two 3.05m x 3.85m

Double glazed window to rear elevation. Fitted wardrobes. Radiator.

#### Bedroom Three 2.46m x 2.43m

Double glazed window to front elevation. Radiator.

#### Family Bathroom 2.40m x 2.42m

Double glazed frosted window. A good size family bathroom containing a corner bath and a walk-in shower a vanity wash hand basin and WC. Part tiled to compliment.

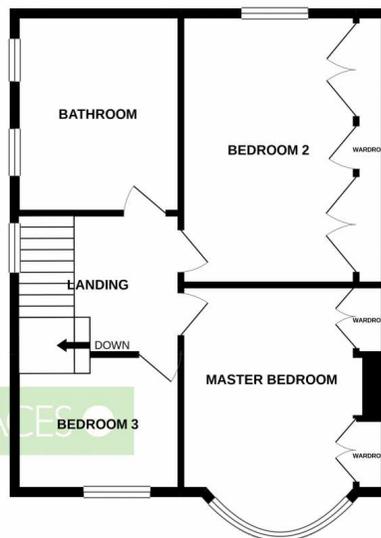
Garden: - Walled Garden to the front and to the rear is a good size family garden mainly laid to lawn with shrub borders and a separate patio area.

Detached garage.

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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