

67 Longford Road, Chorlton, Manchester, M21 9WP



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylish & tastefully extended, FOUR BEDROOM, bay-fronted, Edwardian, semi-detached property located on a popular tree lined residential road off Oswald Road.

Within walking distance of Chorlton Village, with an array of amenities including restaurants/deli's/shops, several primary schools nearby, Longford Park positioned at the bottom of the road and the Metrolink station on Wilbraham Road which gives you direct access into the City Centre and Media City at Salford Quays.

Entry is at ground level, through an entrance hallway with wooden flooring, useful understairs storage providing space for a cloak area, lounge with a bay window to the front aspect, a beautiful open plan dining/fitted kitchen to the ground floor with access through double glazed French doors leading into the garden to the rear aspect.

Stairs leading to the first floor reveal a landing opening out to three spacious bedrooms and a modern white three-piece bathroom.

To the second floor reveals the converted loft allowing for a spacious master bedroom, storage cupboard and a en-suite shower room.

The property benefits from period features throughout including high ceilings, ceiling coving, stripped and painted floor boards, warmed by gas fired central heating, an alarm system, a front enclosed garden with a pedestrian gate and a landscaped rear South facing lawned garden. Both gardens benefitting with Indian Sandstone.

With Longford Park at the bottom of the roads are all on your doorstep and the cafes and bars for which Barbakan Deli and the Unicorn is loved by so many, is a five-minute walk away on Manchester Road.

£575,000








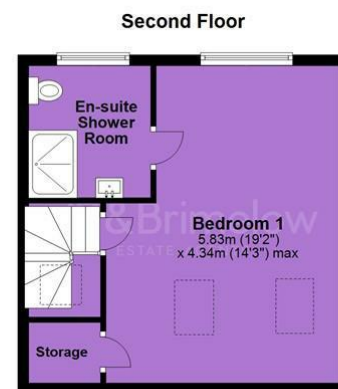
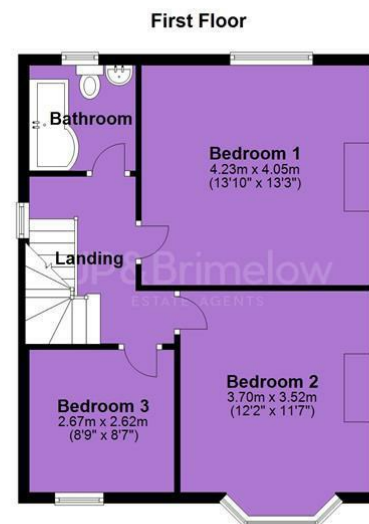
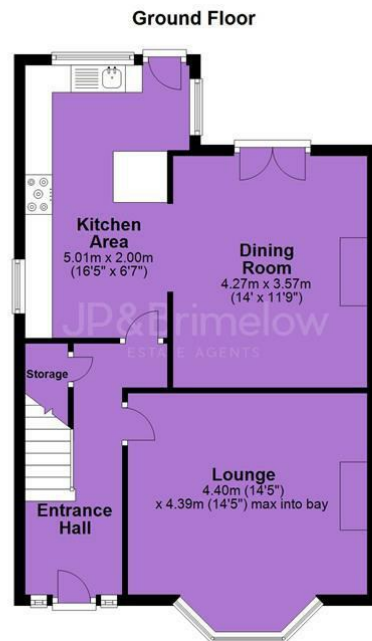


## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: C



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