

117 Oswald Road, Chorlton, Manchester, M21 9GE



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming & immaculately presented, **THREE DOUBLE BEDROOM**, end terrace property. Located on a highly regarded residential road in Chorlton.

Within walking distance of two fantastic primary schools, Chorlton Village, close to all local amenities including restaurants/deli's/shops on Manchester Road, Longford Park, and the Metrolink station on Ryebank Road, Firswood or Wilbraham Road, Chorlton which gives you direct access into the City Centre and Media City at Salford Quays.

In brief this period, bay fronted property consists of; an entrance hall, a beautiful lounge to the front aspect which benefits from a bay window and log burning stove, a delightful dining room with views and access out into the rear garden, a W.C, and a modern fitted kitchen which is complete with bi-fold doors seamlessly blending the indoor and outdoor areas creating a fabulous entertaining space.

To the first floor you will find three double bedrooms, the principle benefitting from a bay-window and built in wardrobes, a white three-piece shower room completes this spacious property.

The property benefits from gas fired central heating, an alarm system, stripped and varnished floor boards, high ceiling, picture rails and ceiling coving, and an enclosed rear garden.

£550,000





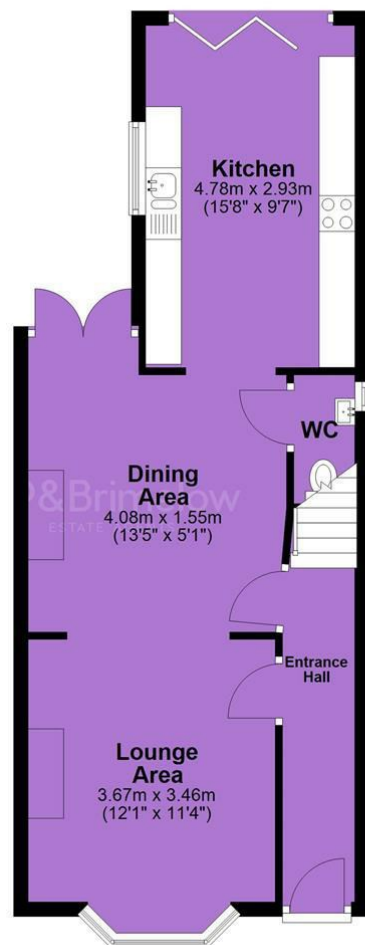
## EPC Chart

| Energy Efficiency Rating                    |   | Current                    | Potential |
|---------------------------------------------|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | A |                            | 85        |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 63                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |



Tenure: Freehold Council Tax Band: B

## Ground Floor



## First Floor



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