

54 Grange Road, Chorlton, Manchester, M21 9WX





3 1 1 D

VIDEO TOUR AVAILABLE A charming and immaculately presented, THREE DOUBLE BEDROOM, Edwardian, semi-detached property. Located on a sought-after residential cul-de-sac just off Kensington Road. Stylishly decorated by the current owners to offer modern living throughout with accommodations spread over two floors.

Just a short walk from Chorlton Village, offering a variety of local amenities such as restaurants, delis, shops and bars on Manchester Road. Conveniently close to the Metrolink stations on Wilbraham Road and Rye Bank Road in Firwood, providing direct access to the city centre and Media City at Salford Quays.

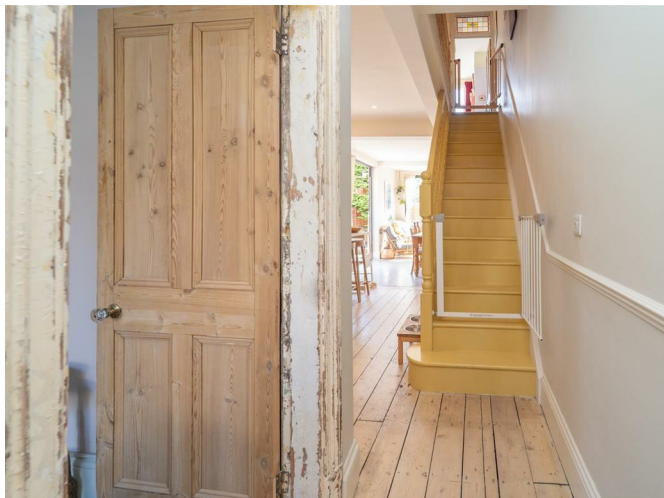
Close by to the popular Barbakan Deli and Unicorn supermarket on Manchester Road, both beloved by many. Longford Park is right at your doorstep with a children's play area, and a coffee shop.

The well-planned property consists of an entrance hall, a lounge complete with feature fireplace and bay window to the front aspect, an impressive modern fully fitted kitchen including a central breakfast island with Belfast style sink. A delightful dining/ family room to the rear with views and access out into the rear enclosed garden via bi-fold doors.

To the first floor there are three double bedrooms, two benefitting from stripped and varnished floor boards and the principle having a bay window. A three-piece bathroom suite with free standing roll top bath completes this lovely family home.

The property offers a wealth of original features such as picture railings, feature fireplaces and high ceilings, is warmed by gas fired central heating and has both front and rear enclosed gardens.

£635,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

