

13 Longford Road, Chorlton, Manchester, M21 9WP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £420,000

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**\*\*VIDEO TOUR AVAILABLE\*\*** A tastefully extended & well presented, THREE DOUBLE BEDROOMS & a useful study/storage room, period, garden fronted mid terrace property. Located on a highly popular residential road off Oswald Road. Within walking distance of Chorlton Village, fantastic primary schools on your doorstep, close to all local amenities including restaurants/deli's/shops and the Metrolink station on Wilbraham Road giving you direct access to City Centre and Media City at Salford Quays. The well-planned accommodation comprises; vestibule, entrance hallway, a lounge to the front aspect, a dining room leading to an attractive fitted kitchen to the ground floor with access out into the rear south facing courtyard style garden. The first-floor landing leads to two double bedrooms, a useful storage/study room and modern fitted three-piece white bathroom. Whilst the second floor there is a landing leading to an impressive third double bedroom. The property benefits from a Worcester boiler providing gas fired central heating, a gravelled enclosed South facing courtyard style garden to the rear. Longford Park is positioned at the top of the road with its café, playing fields and green space to explore. (FREEHOLD with an annual chief rent of £4.00).







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	76
England & Wales		EU Directive 2002/91/EC



Tenure: **Freehold** Council Tax Band: **B**



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