

2 Oswald Road, Chorlton, Manchester, M21 9LH



**JP & Brimelow**  
ESTATE AGENTS



 5  2  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A substantial and beautifully presented, FIVE DOUBLE BEDROOM, period, semi-detached property. Located in the centre of Chorlton on a highly sought-after residential road, just off Kensington Road.

The family property is located next to a selection of local amenities including restaurants, delis, bars and shops, and is within a short walking distance of Beech Road. Chorlton Metrolink station is also a short walk away, giving you direct access to the City centre and Media City at Salford Quays. Longford Park is a ten-minute walk with its café, pet corner, children's play area and open playing fields for walking, running and exploring. Several primary schools are nearby including Oswald Road Primary, St Johns Primary, and Brookburn Primary.

With accommodation spread over four floors including the useful chamber cellars, this bay fronted property consists of a welcoming entrance hall and a W.C, a charming front facing lounge complete with period feature fireplace, a good sized lounge/diner which has views and access out into the landscaped rear garden with decking, a fitted kitchen with breakfast bar, and a useful utility room which allows access down into the spacious cellar.

To the first floor there are three sizeable double bedrooms, the principle benefitting from stripped and varnished floor and an en-suite shower room. An impressive and stylishly designed four-piece bathroom suite completes this floor.

Stairs leading to the second-floor landing reveals two additional, good sized double bedrooms completing this fantastic property.


Other benefits include gas fired central heating, an alarm system, high ceilings, period features, durable laminate floor boards, a drive way providing off road parking for multiple vehicles, EV charge point and a rear enclosed garden with small shed in the side passage.

£875,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: D



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