

80 Longford Road, Chorlton, Manchester, M21 9NP

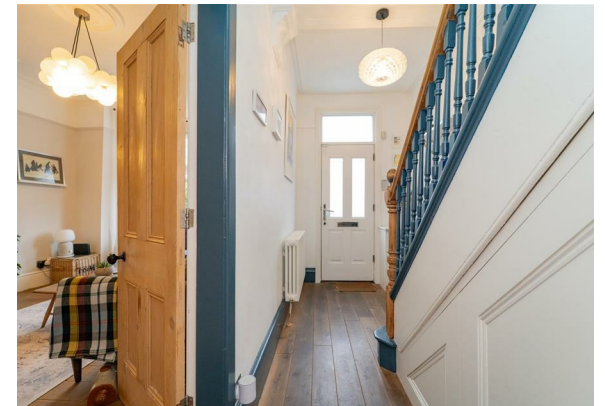


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Offers In The Region Of £495,000

3 1 2

VIDEO TOUR AVAILABLE A beautifully presented THREE BEDROOM, period mid-terrace home with a charming garden frontage, situated on a highly sought-after residential road just off Oswald Road. Ideally positioned within walking distance of Chorlton Village, the property is close to excellent primary schools, Longford Park, and a wide range of local amenities including local restaurants, delis, shops, and the Metrolink station on Wilbraham Road, offering direct links to the City Centre and MediaCity at Salford Quays. The well-planned accommodation consists of a welcoming entrance hallway, a cozy lounge to the front aspect with bespoke storage, a dining room with a stunning brick exposed feature wall, opening into the fitted kitchen and with access out into the rear enclosed courtyard style garden. To the first floor there is a landing leading to three bedrooms and a modern three-piece family bathroom suite, featuring a roll top bath. The property further benefits from a blend of period features and modern comfort including picture railings, cast iron fire places, gas fired central heating, and both front and rear enclosed courtyard style gardens. Would suit a professional or a young family due to its positioning for the local Primary Schools. Early internal inspection highly recommended.





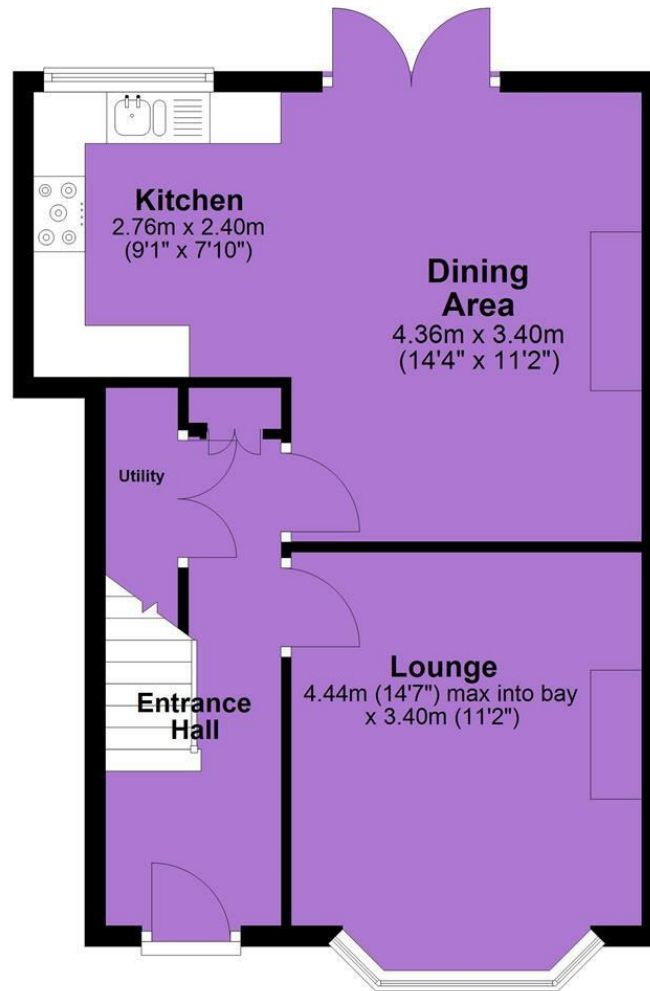
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 	

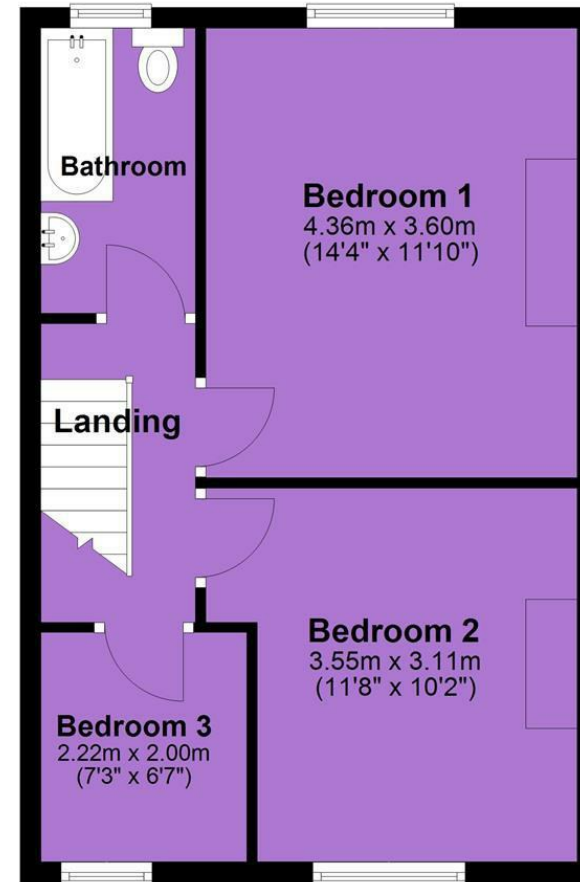


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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