

52 Grange Road, Chorlton, Manchester, M21 9WX



FOR SALE  
JP&Brimelow  
ESTATE AGENTS  
0161 882 2233

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ONLY

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming and beautifully presented THREE DOUBLE BEDROOM bay fronted Edwardian semi-detached property positioned on a highly popular residential cul-de-sac off Kensington Road.

Within walking distance of Chorlton Village with all its local amenities, including restaurants, deli's, shops, bars on Manchester Road and several primary schools off Oswald Road. Close by to the Metrolink station on Wilbraham Road or Rye bank Road, Firwood, giving you direct access to the city centre and Media City at Salford Quays.

The well-planned property comprises; an entrance hallway, a lounge with a bay window to the front aspect, a family room opening to a fitted kitchen/breakfast room with French doors leading out into the rear enclosed garden.

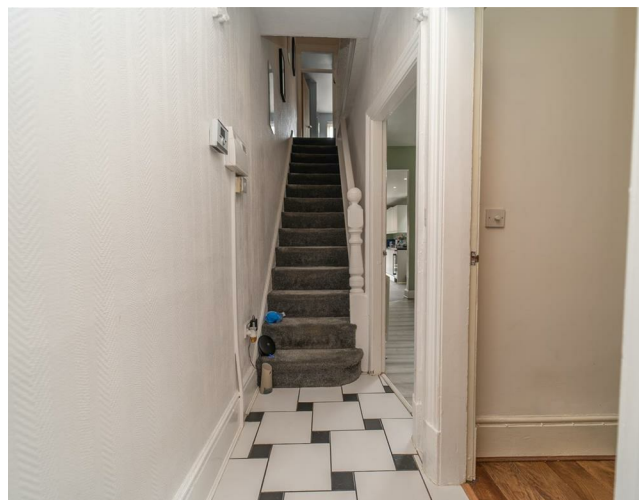
Whilst to the first floor there is a landing leading to three double bedrooms and an impressive four-piece shower room.

The property also benefits from high ceilings, being warmed by a Valliant boiler providing gas central heating, an alarm system, enclosed front garden with a path leading to the front door and a low maintenance paved enclosed rear garden surrounded by a timber fence.

With Longford Park on your doorstep with its open green space, children's play area and coffee shop, the Barbakan Deli and the Unicorn loved by so many, is a short walk away on Manchester Road.

£495,000










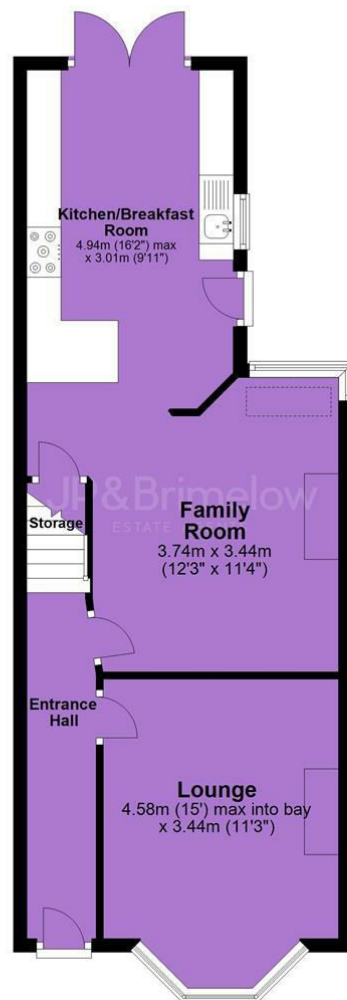
## EPC Chart

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C

**Ground Floor**



**First Floor**



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