

NEW



The Green, Manchester Offers over £499,950

- Mid Terrace
- Reception Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- Open Views
- Off Road Parking
- Viewing Essential

113 Chorley Road, Swinton, Manchester, Greater Manchester, M27 4AA T: 0161 793 9622

INTRODUCTION

Proudly situated in an enviable location of 'The Green, Worlsey' overlooking stunning open views to the front and a gorgeous outlook over the canal and dry docks to the rear, this beautiful three-bedroom Grade II listed mid-terraced property oozes charm and traditional period character blended with contemporary interior style and finished to the highest standard. Dating back to the late 1800's, the property is ideally suited for a small family or professional couple.

The property briefly comprises, to the ground floor; entrance leading to an impressive and welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, modern fitted kitchen and a wonderful open living/dining room. The kitchen provides access to the rear yard with laundry outbuilding and additional outbuildings used as storage. To the first floor is a landing with doors providing access to three generously sized bedrooms and a stunning four-piece contemporary bathroom suite. There is a fitted ladder leading to a partially converted attic offering storage space or for use as an office. Externally the property offers superb views to front and rear with off-road parking for numerous vehicles.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience.

Ground floor

Entrance

Hardwood double glazed stable door to hall.

Hall

Central heating radiator, coving, wood effect tile flooring, oak staircase to first floor, doors to reception room one, kitchen and WC.

WC

7'01 x 6'00 (2.16m x 1.83m)

Hardwood single glazed millennium window, central heating radiator, low base WC, pedestal wash basin, wood effect tiled flooring.

Kitchen

11'11 x 11'00 (3.63m x 3.35m)

Hardwood double glazed window, central heating radiator, wood panel wall and base units, wooden worktops, Aga Range cooker, six ring gas hob, extractor hood, tiled splashbacks, Belfast ceramic sink, integrated draining ridges and spring high arch mixer taps, integrated dishwasher, integrated wine fridge, integrated Lamona microwave and oven, space for fridge freezer, wood tile effect flooring, hardwood double glazed door to rear.

Reception room one

14'02 x 13'09 (4.32m x 4.19m)

Hardwood single glazed millennium window, central heating radiator, coving, smoke alarm, living flame gas fire, television point, open to dining room.

Dining room

13'09 x 12'00 (4.19m x 3.66m)

Hardwood double glazed window, central heating radiator, coving, fitted shelving.

First floor

Landing

Stainless skylight, central heating radiator, loft access, doors to three bedrooms and bathroom.

Bathroom

11'00 x 8'03 (3.35m x 2.51m)

Hardwood single glazed leaded millennium window, central heating radiator, four piece suite comprising of a high base WC, pedestal wash basin, walk in direct feed rainfall shower with rinse head, mirror finished freestanding roll top bath with rinse head, part wood clad elevations, tiled flooring.

Bedroom one

14'10 x 13'09 (4.52m x 4.19m)

Hardwood single glazed leaded millennium window, central heating radiator.

Bedroom two

13'09 x 12'04 (4.19m x 3.76m)

Hardwood single glazed leaded window, central heating radiator, fitted wardrobes.

Bedroom three

12'04 x 10'08 (3.76m x 3.25m)

Hardwood single glazed leaded window, central heating radiator.

Attic

13'09 x 8'03 (4.19m x 2.51m)

Fitted ladder leading to part converted attic room with spotlights, CCTV system and wood effect flooring.

External

Driveway.

Rear

Enclosed paved yard with views overlooking the canal and dry dock.

Utility in rear yard

8'00 x 7'09 (2.44m x 2.36m)

Worcester boiler, washer, dryer and fridge freezer.

Agents notes

New central heating system

New roof

Underfloor heating to bathroom

New secondary glazing throughout

New Kitchen

