



**97 GREAT STONE ROAD, M16 0HE**  
**£459,950**

3 1 2



## DESCRIPTION

A BEAUTIFULLY PRESENTED AND RECENTLY UPDATED THREE-BEDROOM SEMI-DETACHED HOME, IDEALLY POSITIONED FOR CHORLTON, LONGFORD PARK AND MANCHESTER CITY CENTRE.

This attractive home occupies a highly sought-after and exceptionally convenient location, placing Manchester City Centre within easy reach and the popular suburb of Chorlton close by, with its wealth of independent shops, bars and restaurants. Longford Park is also just a short walk away, making this an ideal purchase for families, pet owners and those who enjoy an active and social lifestyle.

In recent years, the current vendors have undertaken a comprehensive programme of improvements, including full cosmetic updating throughout, a newly fitted kitchen, landscaped gardens, a fully boarded loft providing excellent storage, a newly installed boiler, and cavity wall insulation for added energy efficiency.

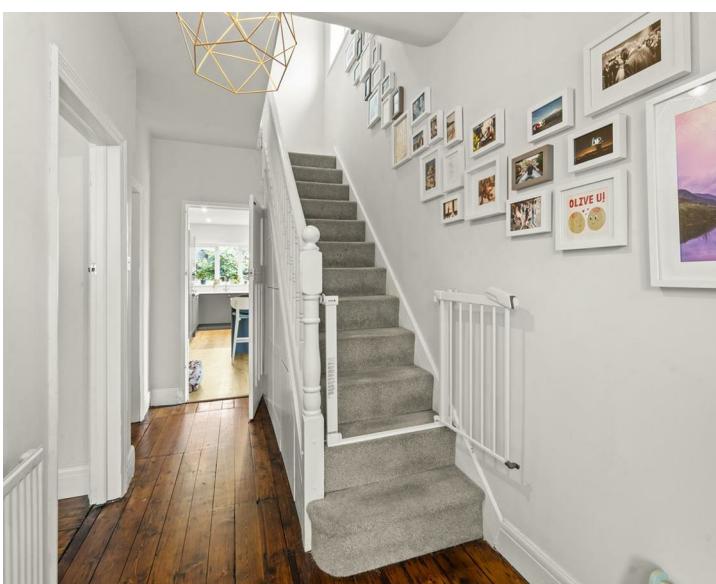
The accommodation briefly comprises: entrance porch, welcoming entrance hallway, dining room, lounge and a breakfast kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom. To the second floor there is a fully boarded loft with lighting, accessed via a pull-down ladder.

Externally, the rear garden is neatly maintained and predominantly laid to lawn with a patio seating area, ideal for outdoor dining. To the front there is a newly installed resin driveway, with additional parking extending down the side of the property leading to a newly paved driveway and a detached single garage, complete with power and lighting.

## KEY FEATURES

- Beautifully presented throughout
- Easy access to Manchester City Centre
- Stunning newly fitted kitchen
- Detached garage with power
- Sought-after and convenient location
- Close to Chorlton & Longford Park
- Landscaped rear garden laid to lawn
- Viewing highly recommended





# FLOOR PLANS



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.