



jordan fishwick

5 Dawlish Road, Chorlton, M21 8XR
Guide Price £550,000



The Property

*****FULL MODERNISATION REQUIRED***** Located on a highly regarded road equidistant from both Chorlton Village and Beech Road is this delightful **FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY** of character, offering spacious and versatile accommodation over two floors + cellars. This splendid property will prove an ideal family home, providing scope to convert both the loft and cellars and boasts **MANY ORIGINAL FEATURES THROUGHOUT**. Positioned only a short stroll from all local amenities, the Metro and multiple local schools and parks, this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, spacious entrance hallway with original stained glass windows, 17FT LOUNGE, sitting room with large bay window, dining kitchen, utility room, w/c. The multiple cellar chambers provide ample storage space. To the first floor there are four well proportioned double bedrooms and bathroom fitted with a three piece suite. Gas central heating has been installed throughout. Externally, to the front of the property is a walled garden and shared driveway. To the rear, a good sized fenced and enclosed garden has been mainly laid to lawn. An internal viewing is strongly recommended.

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Manchester, M21 8XR**

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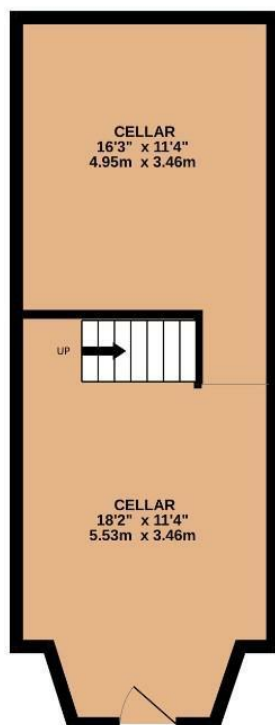
- Semi detached Edwardian character property
- Many original features throughout
- Modernisation and updating required
- Four double bedrooms and three reception rooms
- Scope to convert loft + cellars
- Well regarded road just a short stroll from Chorlton Village
- Walking distance to Beech Road and the Metro
- Ideal family home



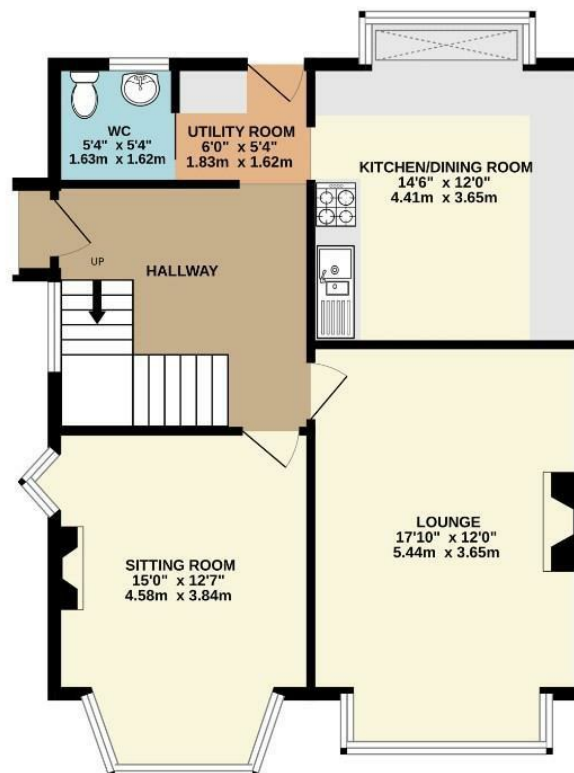
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



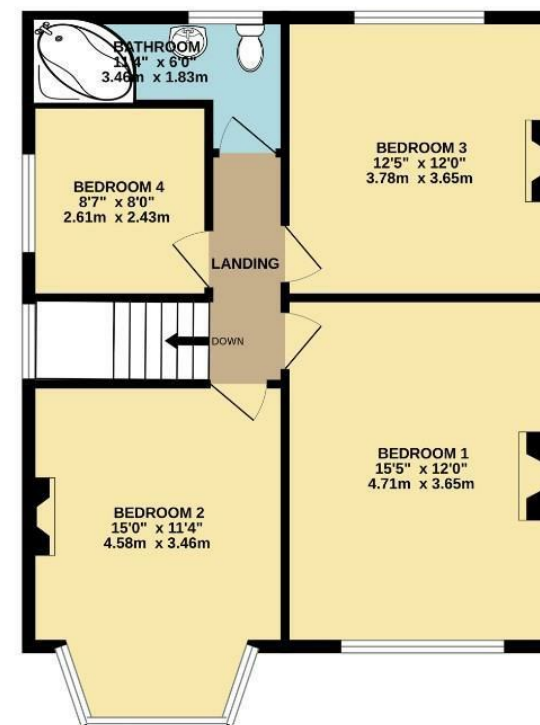
BASEMENT
341 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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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