



*jordan fishwick*

13 Napier Road, Chorlton, M21 8AW  
Guide Price £550,000





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### The Property

**\*\*\*NO CHAIN\*\*\*REQUIRES MODERNISATION\*\*\*** Positioned on a highly regarded road in the heart of Chorlton Village is this substantial FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY boasting spacious, versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS. This superb property will prove an ideal family home and boasts a SOUTH FACING REAR GARDEN as well as a DRIVEWAY providing off road parking. There is significant SCOPE TO EXTEND to create an open plan living/dining/kitchen as well as the option to convert the cellars and loft space to further accommodation. The accommodation briefly comprises: enclosed porch, entrance hallway, 16ft lounge with large bay window, sitting/dining room, kitchen. To the first floor there are two well proportioned double bedrooms and bathroom while the second floor reveals two further good sized double bedrooms. The multiple cellar chambers provide useful storage space and there is scope for conversion to an additional floor of living accommodation. Externally there is a walled garden and driveway to the front of the property while to the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect. An internal viewing is strongly recommended. Council Tax: D.



- NO CHAIN
- Four double bedroom semi detached period property
- In need of full modernisation and updating
- South facing rear garden
- Driveway providing off road parking
- Scope for extension as well as cellar conversion (STPP)
- Sought after central Chorlton location
- Highly regarded tree-lined road
- Walking distance to all local amenities, schools, Beech Road and the Metro
- Council Tax: D.

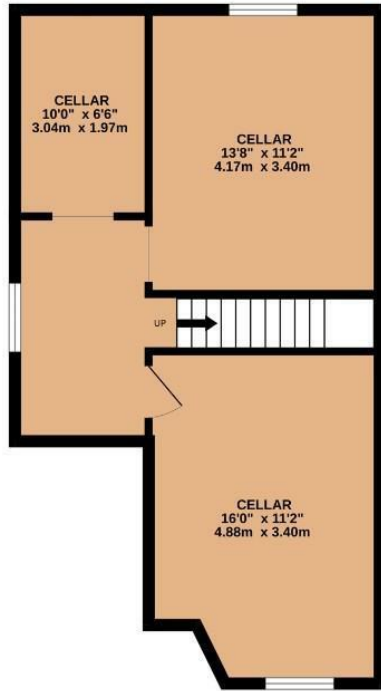


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

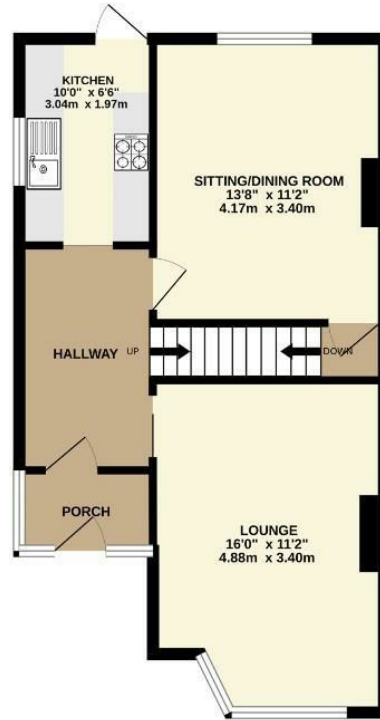




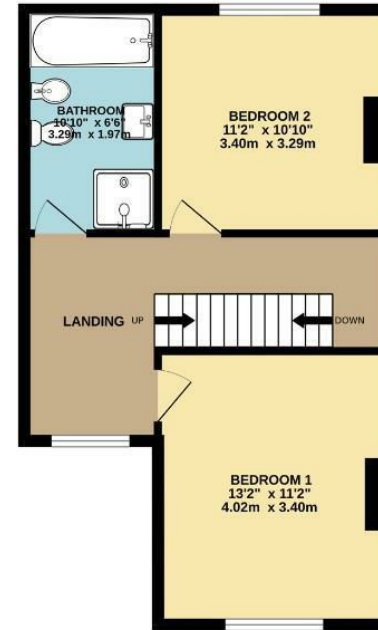
BASEMENT  
488 sq.ft. (45.4 sq.m.) approx.



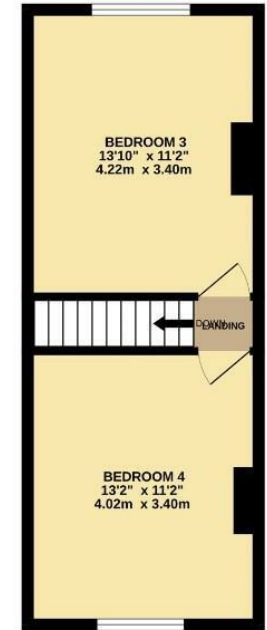
GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.3 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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