



*jordan* fishwick

19 Chatburn Road, Chorlton, M21 0XP  
Guide Price £395,000





### The Property

A beautifully presented THREE BEDROOM SEMI DETACHED 1930S PROPERTY, located on a highly regarded road just a stone's throw from both Chorlton Village and the Metro. This delightful property offers spacious and light accommodation throughout, ideal for a young couple or family, and boasts a recently laid block paved DRIVEWAY providing off road parking as well as an (approximately) SEVENTY FOOT REAR GARDEN. With significant SCOPE TO EXTEND (STPP) this superb property is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window open through to the dining room with French patio doors to the rear garden, seventeen foot breakfast kitchen. To the first floor are three well proportioned bedrooms, all with full height fitted wardrobes, and bathroom, fitted with a three piece suite. Double glazing and gas central heating, with brand new gas combi boiler, have been installed throughout. Externally, to the front of the property is a walled garden with lawn and mature shrubbery to the front of the property as well as a block paved driveway, extending to the side of the property and leading to the DETACHED GARAGE. To the rear, a superb fenced and enclosed garden, mainly laid to lawn with multiple patio seating areas, mature and well maintained hedgerow and shrubbery. An internal viewing of this fine property is most highly recommended.

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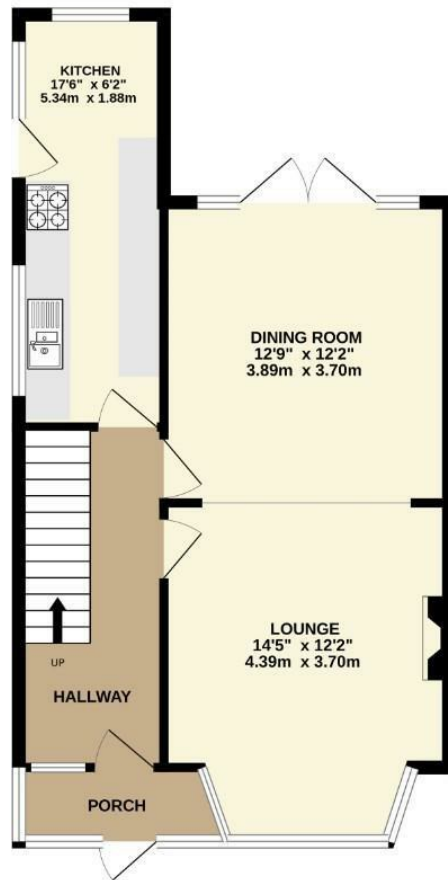
- Well presented semi detached 1930s property
- Three good sized bedrooms and two reception rooms
- Spacious rear garden with large lawn
- Ideally placed for Chorlton Village, Beech Road and The Metro
- Driveway providing off road parking
- Scope to extend (stpp)
- Double glazing and gas central heating with new combi boiler
- Many original features
- Catchment area for good local schools



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		
	64	77
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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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