



jordan fishwick

235 Barlow Moor Road, Chorlton, M21 7QL
Guide Price £325,000



The Property

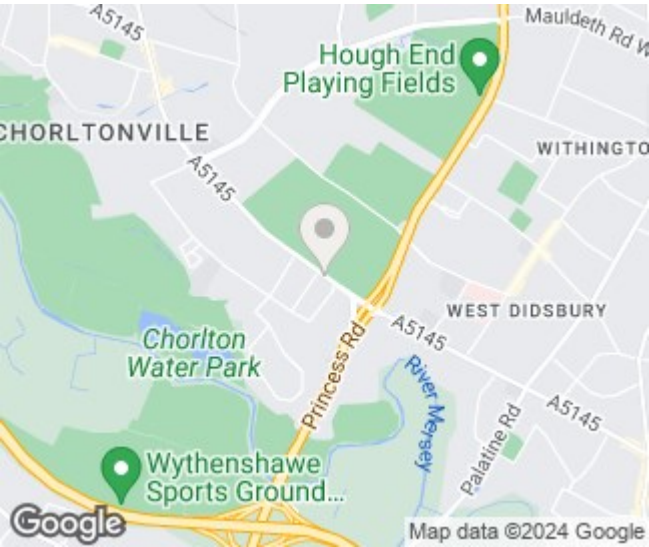
NO CHAIN A beautifully presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY benefiting from a 60FT SOUTH WEST FACING REAR GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking for multiple vehicles. This superb property is offered for sale with no onward chain and will prove ideal for a young couple or family. The property further benefits from being located mid way between Chorlton and Didsbury Village centres, a short walk from all local amenities and Chorlton Water Park and there is SIGNIFICANT SCOPE TO EXTEND (STPP). The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, dining room with French patio doors opening to the rear garden, seventeen foot kitchen. To the first floor there are three well proportioned double bedrooms and bathroom, fitted with a three piece suite. Externally, to the front of the property is a large paved driveway with decorative gravel which extends to the side of the property leading to the detached garage and WORKSHOP. To the rear, an excellent fenced and enclosed South West facing garden is mainly laid to lawn with a raised wooden deck and large flagged patio area. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.


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Chorlton, Manchester,
M21 7QL**

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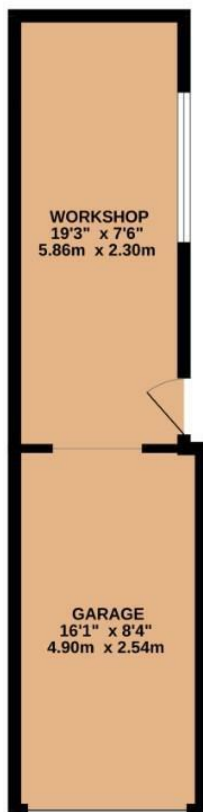
- NO CHAIN
- Well presented extended semi detached 1930s property
- Three double bedrooms + two reception rooms
- Large South West facing garden - approximately 60ft
- Driveway and detached garage
- Significant scope to extend (stpp)
- Located mid way between Chorlton and Didsbury village centres
- Short walk to all local amenities and Chorlton Water Park



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



OUTBUILDINGS
279 sq.ft. (25.9 sq.m.) approx.



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



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 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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