



Jordan fishwick

268 Barlow Moor Road, Chorlton, M21 8HA

Guide Price £525,000

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M21 8HA**
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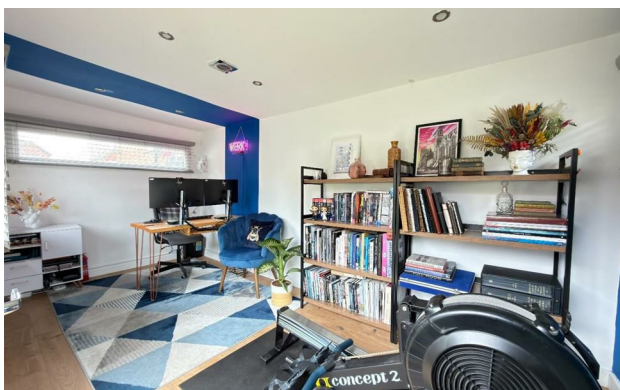
The Property

A superbly presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY ideally placed within only a short stroll of Chorlton Village and all local amenities. This delightful property offers spacious and light accommodation throughout and benefits from a LANDSCAPED REAR GARDEN as well as a GATED DRIVEWAY providing ample off road parking. The property is conveniently located for Chorlton Village and Beech Road, where you can enjoy a variety of shops, cafes, and local amenities as well as transport links including the Metrolink plus families will appreciate the proximity to multiple local schools and parks. The property boasts a spacious garden, perfect for outdoor activities and relaxation, along with a delightful GARDEN ROOM that adds an extra touch of versatility to the living space, ideal for use as a home office or gym. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and LOG BURNING STOVE, family room open to the extended DINING KITCHEN with modern fitted units and central island, cloakroom/wc. To the first floor there are three good sized double bedrooms, the main benefiting from large fitted wardrobes and bathroom fitted with a modern four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property a gated block paved driveway provides off road parking and hedgerow offers privacy from the road. To the rear, a fenced and enclosed garden features a raised timber deck, large beds stocked with an array of mature plants and shrubs plus a paved patio area to the rear.

- Superbly presented extended semi detached 1930s property
- Three good sized double bedrooms
- Two reception rooms + dining kitchen
- Garden room ideal for use as home office/gym with hardline internet
- Gated driveway with EV charging point
- Landscaped rear garden
- Walking distance from Chorlton Village and Beech Road
- Ideally placed for multiple local schools, parks and the Metro
- Boarded loft for additional storage
- Council Tax: C. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	



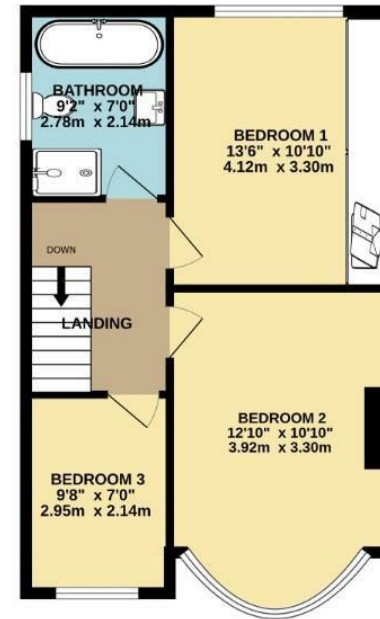
GARDEN ROOM
105 sq.ft. (9.6 sq.m.) approx.



GROUND FLOOR
710 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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