



jordan fishwick

21 Aldermary Road, Chorlton, M21 7QW
Guide Price £425,000

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Manchester, M21 7QW**

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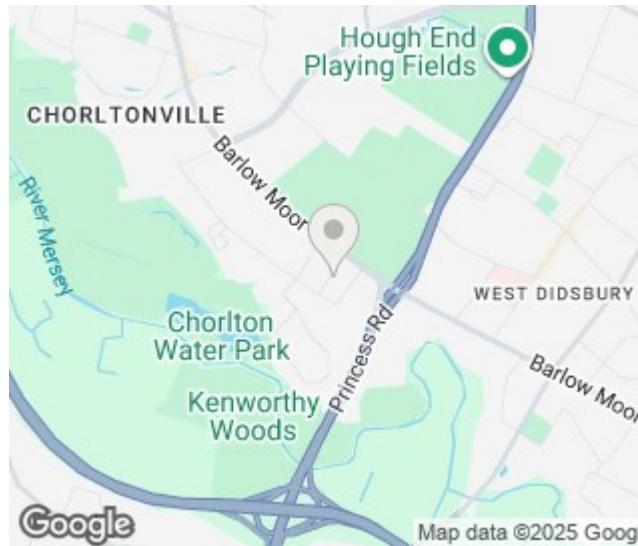


The Property

NO CHAIN A simply delightful THREE BEDROOM SEMI-DETACHED 1930S PROPERTY located on a quiet TREE-LINED ROAD positioned mid-way between Chorlton and Didsbury Village centres. This splendid property boasts an approximately 50ft SOUTHERLY FACING GARDEN as well as a DRIVEWAY AND GARAGE providing off-road parking and will prove ideal for a young couple or family. The property provides spacious and light accommodation throughout and further benefits from being well placed for multiple local schools, Chorlton Water Park as well as transport links including the nearby motorway network. The accommodation briefly comprises: entrance hallway, dining room with large bay window and doors opening to the spacious lounge with sliding patio doors leading to the conservatory, 17ft extended kitchen. To the first floor there are three good-sized bedrooms, each benefitting from full height fitted wardrobes and shower room fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a gated block paved driveway, extending to the side of the property leading to the detached garage. To the rear, a delightful landscaped garden enjoys a sunny southerly aspect and features a large stone patio area as well as large beds stocked with an array of mature plants and shrubbery. Internal viewing is most highly recommended. Council Tax: C. EPC: D



- NO CHAIN
- Well-presented and extended semi detached 1930s property
- Three bedrooms and three reception rooms
- Southerly-facing rear garden
- Gated driveway and detached garage
- Positioned mid-way between Chorlton and Didsbury Village centres
- Ideally placed for local amenities, schools and transport links
- Short walk to Chorlton Water Park
- Ideal family home
- Council Tax: C. EPC: D

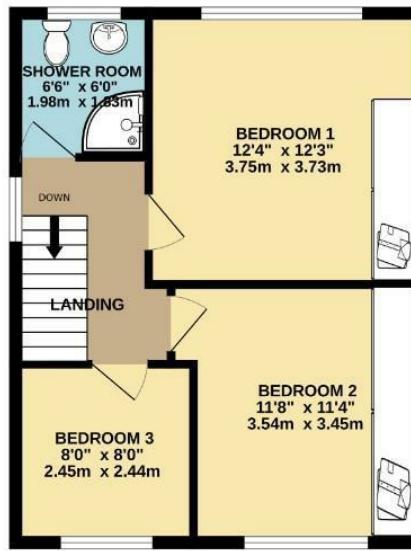


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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