



*Jordan fishwick*

84 St. Werburghs Road, Chorlton, M21 0UL

Guide Price £795,000



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Chorlton, Manchester,  
M21 0UL**

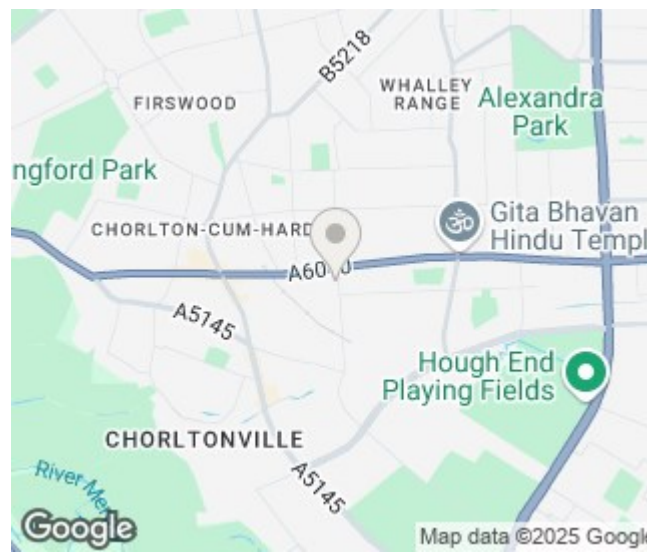
**Guide Price £795,000**




### The Property

**\*\*\*REQUIRES SOME UPDATING AND MODERNISATION\*\*\*** A substantial FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD FAMILY RESIDENCE of grand proportions, positioned on a well regarded road within walking distance of Chorlton Village. This delightful property boasts both a DRIVEWAY providing off road parking as well as a WESTERLY FACING REAR GARDEN and provides spacious, versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS. The property further benefits from having had MANY ORIGINAL FEATURES retained and is ideally located within only a short stroll of Chorlton Village, all local amenities and transport links including the Metrolink as well as multiple schools and parks. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window and original fireplace, sitting/dining room with two bay windows with original stained glass, dining kitchen, cloakroom/wc. To the first floor there are three well proportioned double bedrooms, both the main and second with large bay windows, shower room and separate w/c whilst to the second floor there are two further good sized double bedrooms. The multiple cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation. Externally, to the front of the property is a block paved driveway providing off road parking and garden with mature plants and shrubbery while to the rear, a superb garden enjoys a sunny Westerly aspect and has been mainly laid to lawn featuring large, well stocked beds and multiple patio areas. An internal viewing is most highly recommended. Council Tax: D. EPC: D

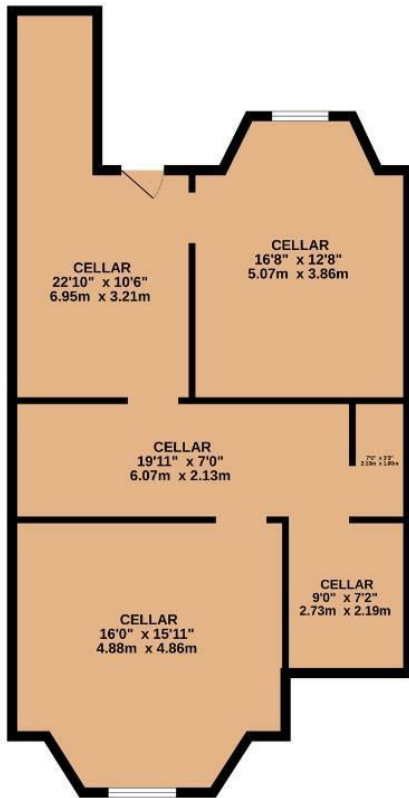
- Substantial semi detached Edwardian property of character
- Five double bedrooms and two reception rooms
- Westerly facing rear garden
- Driveway providing off road parking
- Some modernisation and updating required
- Many original features retained
- Spacious family accommodation over three floors and cellars
- Short stroll from Chorlton Village, all local amenities, schools and parks
- 0.2 miles to the Metro (St. Werburghs Road)
- Council Tax: D. EPC: D



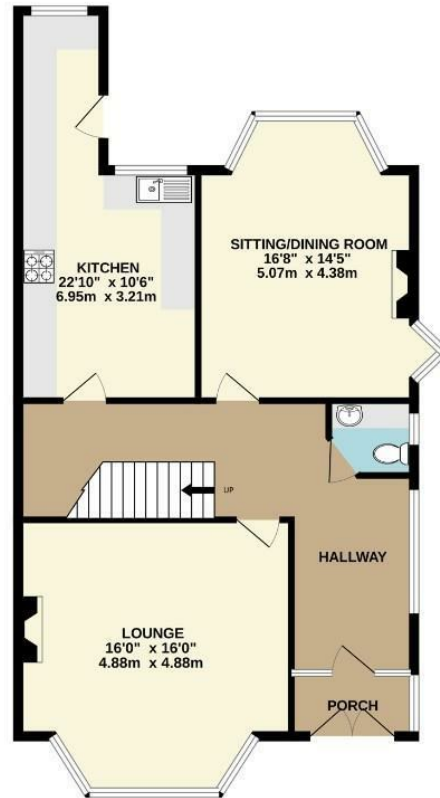
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>57</b>   | <b>68</b> |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



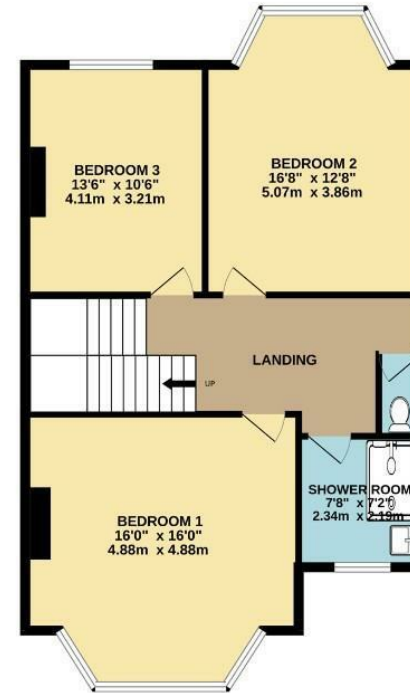
**BASEMENT**  
845 sq.ft. (78.5 sq.m.) approx.



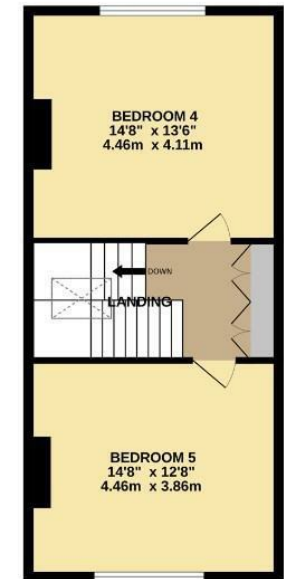
**GROUND FLOOR**  
870 sq.ft. (80.8 sq.m.) approx.



**1ST FLOOR**  
795 sq.ft. (73.9 sq.m.) approx.



**2ND FLOOR**  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 2995 sq.ft. (278.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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