



*jordan fishwick*

18 Ellesmere Road, Chorlton, M21 0SR  
Guide Price £830,000



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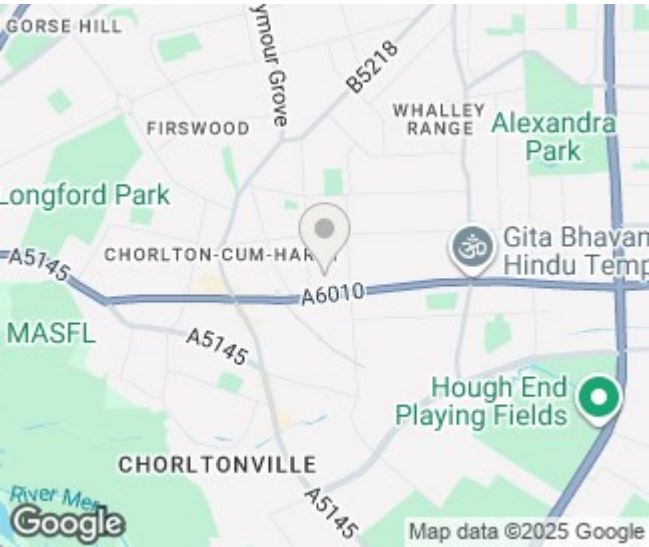
Guide Price £830,000



### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly regarded and sought after CUL-DE-SAC within only a short stroll from Chorlton Village and all local amenities is this magnificent FIVE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character boasting MANY ORIGINAL FEATURES throughout as well as a DRIVEWAY providing off road parking. This delightful property would prove an ideal family home, with in excess of 2800sqft versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS. Ideally placed for all local amenities, schools and parks as well as being only 0.3 miles from the Metrolink (Chorlton) this superb property offers a buyer the opportunity to modernise and update however they see fit. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window and original fireplace, sitting/dining room with two bay windows with original stained glass, morning room, kitchen. To the first floor there are three well proportioned double bedrooms, both the main and second with large bay windows, bathroom 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 walled garden has been mainly laid to lawn featuring large, well stocked beds and raised timber deck area. An internal viewing is most highly recommended.

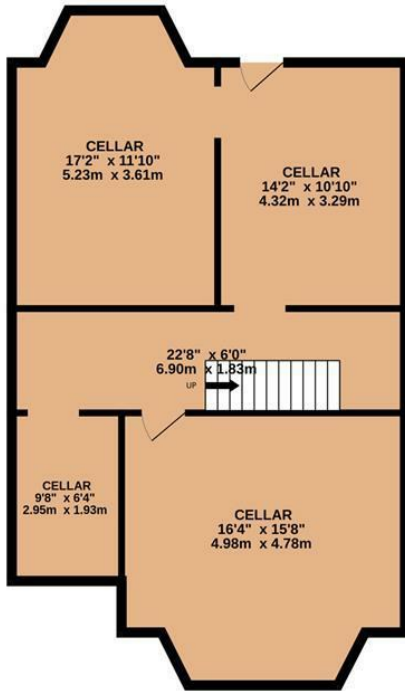
- NO CHAIN
- Substantial semi detached Edwardian property of character
- Five double bedrooms and tree reception rooms
- Sought after CUL-DE-SAC
- Many original features retained throughout all floors
- Some modernisation and updating required
- Driveway providing off road parking
- Versatile family accommodation over three floors and cellars
- Walking distance from Chorlton Village, all local amenities, schools and parks
- Council Tax: E. EPC: E



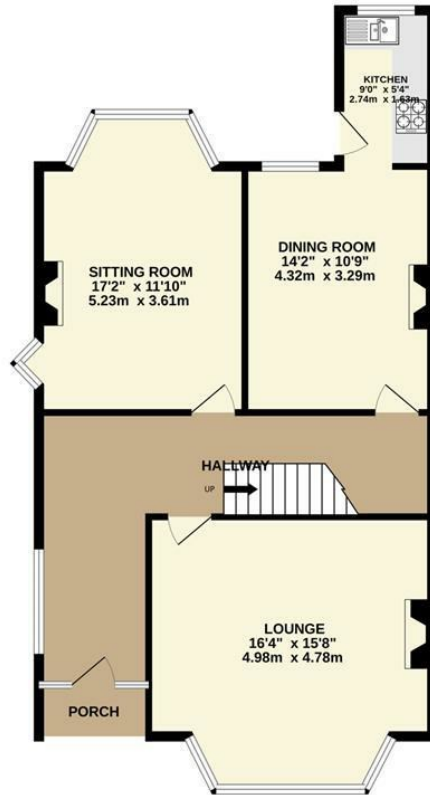
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 70                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 43      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



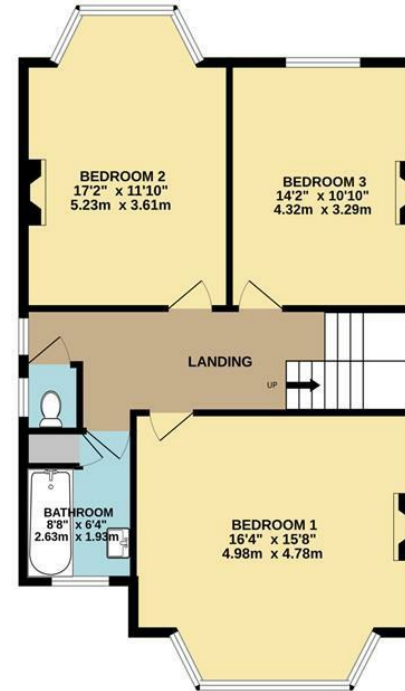
**BASEMENT**  
776 sq.ft. (72.1 sq.m.) approx.



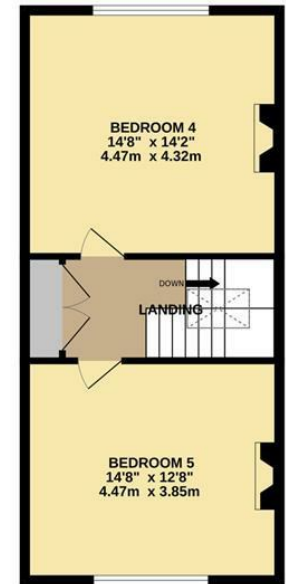
**GROUND FLOOR**  
843 sq.ft. (78.3 sq.m.) approx.



**1ST FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.



**2ND FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 2876 sq.ft. (267.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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