



jordan fishwick

69 Darley Avenue, Chorlton, M21 7GP
Guide Price £499,950

**69 Darley Avenue, Chorlton,
Manchester, M21 7GP**

Offers Over £499,950



The Property

An immaculately presented THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY of character boasting superb, spacious accommodation throughout. This turnkey property benefits from a LARGE SOUTHERLY FACING REAR GARDEN as well as a GATED DRIVEWAY providing off road parking and is offered for sale in MOVE-IN READY condition having been tastefully modernised by the current owners while having MANY ORIGINAL FEATURES retained. The property is ideally situated for all local amenities being positioned mid way between both Chorlton and Didsbury Village centres as well as walking distance from multiple local schools, shops, restaurants and Chorlton Water Park. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden, dining kitchen, shower room fitted with a modern three piece suite. To the first floor there are three well proportioned double bedrooms and main bathroom, recently refitted with a three piece suite with subway tiling and feature tiled flooring. Gas central heating has been installed throughout. Externally, to the front of the property is a gated driveway with decorative gravel and walled garden with lawn and well stocked beds. To the rear, a landscaped fenced and enclosed garden has been mainly laid to lawn with stone patio area and large beds stocked with an array of mature plants and shrubbery. An internal viewing of this superb home is most highly recommended. Council Tax: C. EPC: D.

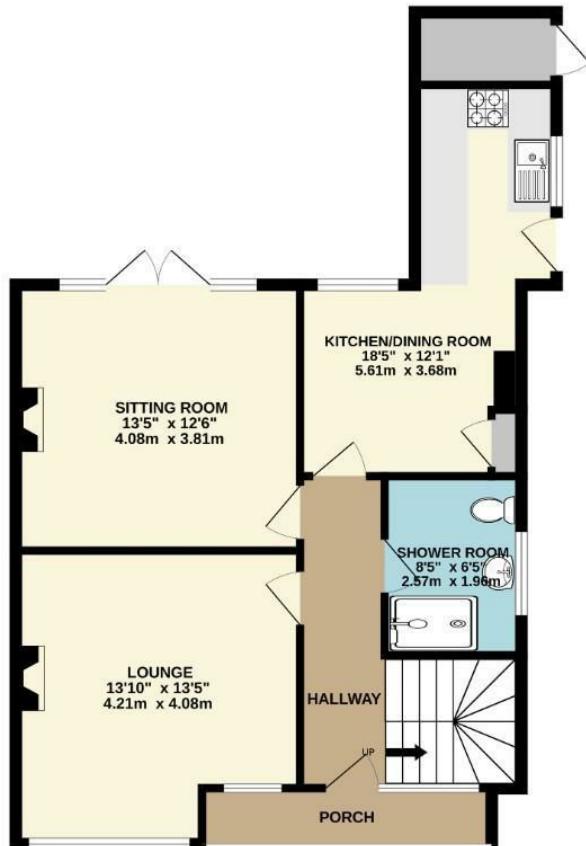


- Superbly presented three bedroom 1920s property
- Three double bedrooms and two bathrooms
- Move-in ready condition
- Southerly facing rear garden
- Gated driveway providing off road parking
- Located mid way between Chorlton and Didsbury Village centres
- Two spacious reception rooms + dining kitchen
- Many original features retained
- Council Tax: C. EPC: D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		65
(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

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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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