jordan fishwick

21 Wordsworth Road, Old Trafford, M16 9QT

Guide Price £495,000

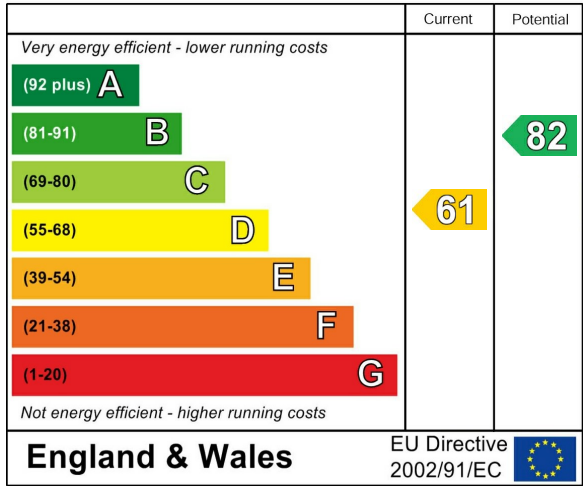
# 21 Wordsworth Road, Old Trafford, Manchester, M16 9QT

## Guide Price £495,000

## The Property

A superbly presented FOUR DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY located on a well regarded road ideally placed for all local amenities and transport links. Boasting a WEST FACING GARDEN as well as both a DRIVEWAY AND GARAGE providing off road parking for multiple vehicles, this superb property will prove an ideal family home providing spacious, versatile accommodation throughout. The property further benefits from having MANY ORIGINAL FEATURES retained and there is SIGNIFICANT SCOPE TO EXTEND (STPP). Situated within walking distance of Chorlton Village, transport links including the Metro (Firswood, 0.4 miles) and many local schools and parks, this splendid property is not one to be missed. The accommodation briefly comprises: enclosed porch, spacious entrance hallway with original flooring and wooden panelled walls, lounge with large bay window, sitting room with French patio doors opening to the rear garden, 18ft open plan dining kitchen, utility room/WC. To the first floor are four well proportioned double bedrooms, the second with large bay window and bathroom, fitted with a modern four piece suite and tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature plants and shrubbery and a block paved driveway, extending to the side of the property leading to the detached garage. To the rear, a good sized fenced and enclosed garden enjoys a Westerly aspect and has been mainly laid to lawn and benefits from a timber deck seating area and large beds with wooden boundaries. An internal viewing of this fine home is highly recommended.

- Superbly presented semi detached 1930s property
- Four double bedrooms and three reception rooms
- West facing rear garden
- Garage and driveway providing off road parking
- Many original features retained
- Ideally placed for all local amenities, schools and parks
- 0.4 miles to the Metro (Firswood)
- Ideal family home
- Scope to extend (STPP)
- Double glazing and gas central heating throughout



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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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