



jordan fishwick

5 Sibson Road, Chorlton, M21 9RH
Guide Price £475,000



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The Property

*****NO CHAIN***** A simply delightful EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY located on a highly regarded road walking distance from Chorlton Village and Longford Park. This superb property boasts a WESTERLY FACING REAR GARDEN as well as both a DRIVEWAY AND DETACHED GARAGE providing off road parking and is ideally placed within only a short stroll of all local amenities, transport links, schools and parks. The property will prove ideal for a young couple or family and further benefits from an OPEN PLAN LIVING/DINING/KITCHEN as well as having had MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, open plan living/dining/kitchen with BI-FOLDING DOORS opening to the rear garden, rear porch, w/c. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite. Externally, to the front of the property is a walled garden with mature plants and shrubbery as well as a driveway, extending to the side of the property leading to the detached garage. To the rear, an approximately 55ft garden enjoys a sunny Westerly aspect and has been mainly laid to lawn and features mature hedgerow borders as well as stone flagged patio area and large beds. An internal viewing of this superb property is most strongly recommended. Sold with no onward chain. Council Tax: C. EPC: D

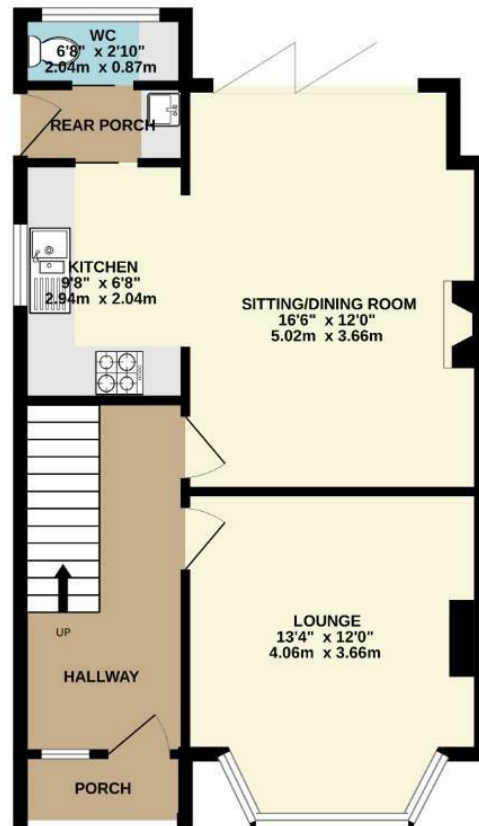
- NO CHAIN
- Delightful extended semi detached 1930s property
- Three good sized bedrooms and two reception rooms
- Westerly facing rear garden
- Driveway and garage providing off road parking
- Well regarded road within walking distance of Chorlton Village, Longford Park and Beech Road
- Many original features retained
- Open plan living/dining/kitchen with bi-folding doors
- Ideally placed for multiple local schools
- Council Tax: C. EPC: D



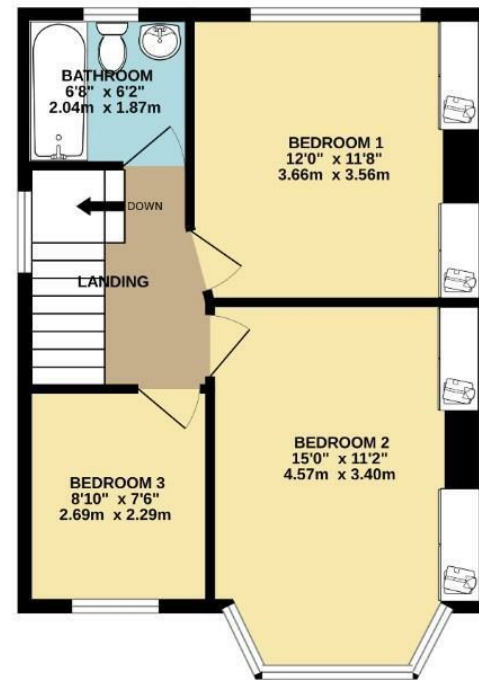
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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