



*Jordan fishwick*

16 Totnes Road, Chorlton, M21 8XF

Guide Price £550,000



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### The Property

Situated on quiet yet central sought after CUL-DE-SAC just off Corkland Road, a truly delightful FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, providing over 1600sqft family ACCOMMODATION OVER THREE FLOORS and cellars. This splendid property is ideally placed for all local amenities and transport links and benefits from a lawned REAR GARDEN WITH SOUTHERLY ASPECT. In need of modernisation throughout, this wonderful property will prove an ideal family home and offers scope for both extension and conversion of the cellars to yet further living accommodation. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting room, SEVENTEEN FOOT DINING KITCHEN. To the first floor there are three well proportioned double bedrooms, the main of which benefitting from a large bay window, and bathroom whilst the second floor reveals a fourth well proportioned double bedroom. Externally, a walled garden with gated path and mature trees and shrubbery can be seen to the front of the property. To the rear, an excellent lawned garden, walled and enclosed with mature trees and shrubbery. Double glazing has been installed throughout and the property is warmed by gas central heating. Internal viewing is most highly recommended. NO CHAIN.

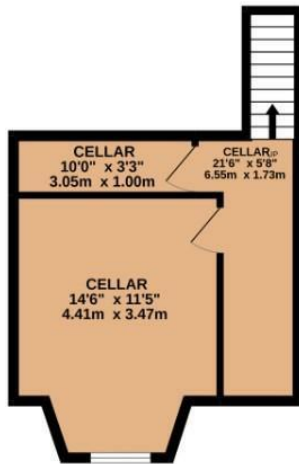
- Delightful four double bedroom semi detached period property
- Sought after centrally located CUL-DE-SAC
- Two reception rooms and seventeen foot dining kitchen
- Accommodation over three floors
- In need of modernisation
- Scope to extend and convert cellars
- Rear garden with Southerly aspect
- Ideally placed for all local amenities and transport links including the Metro
- Double glazing and gas central heating
- NO CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(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  
270 sq.ft. (25.1 sq.m.) approx.



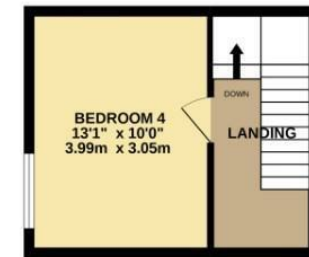
GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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