jordan fishwick

84 Darley Avenue, Chorlton, M21 7GG

Guide Price £430,000

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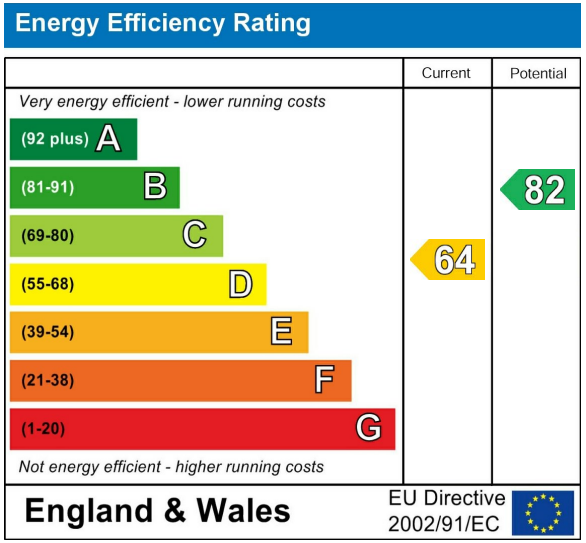
The Property

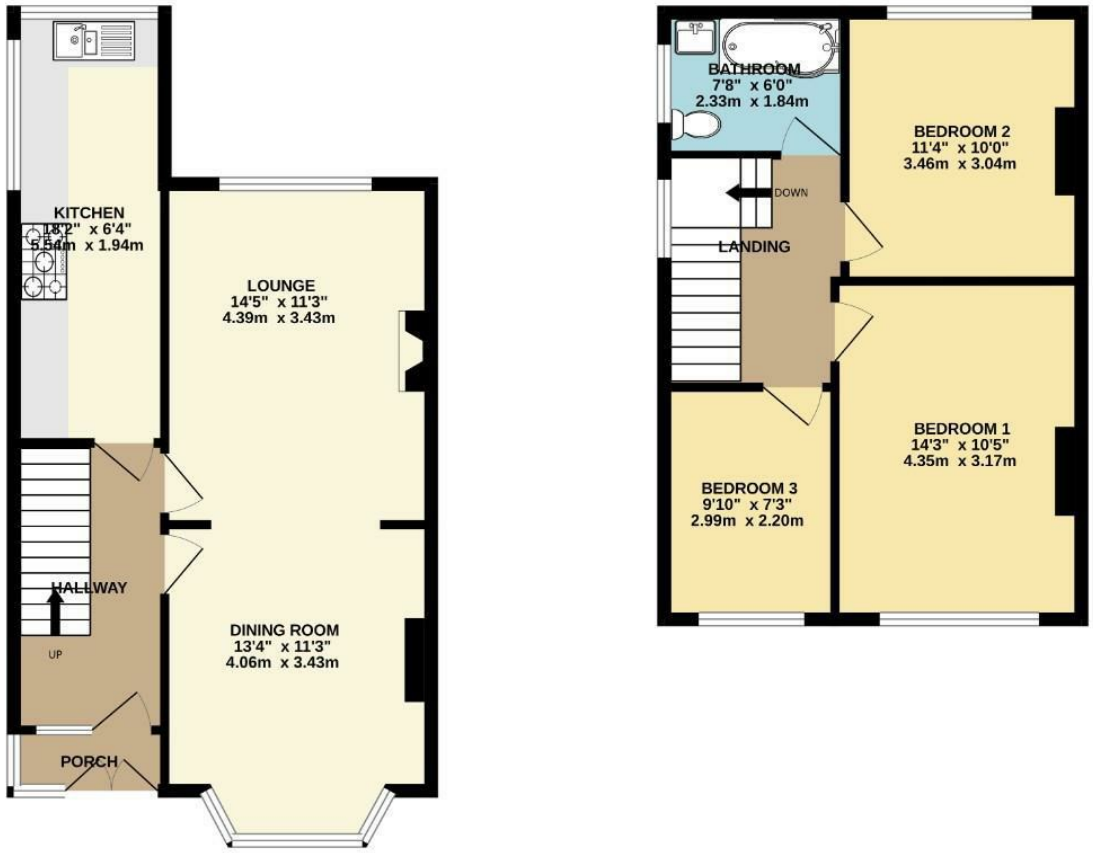
A well presented THREE DOUBLE BEDROOM 1930S SEMI DETACHED PROPERTY, benefitting from an approximately 70FT REAR GARDEN as well as a DRIVEWAY providing off road parking. Positioned on a well regarded TREE-LINED ROAD located mid way between Chorlton and Didsbury Village Centres, only a short walk from all local amenities and Chorlton Water Park, this delightful property will prove an ideal family home. The property further benefits from having SIGNIFICANT SCOPE TO EXTEND (STPP) as well as being within walking distance to multiple local schools. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with LOG BURNING STOVE and views over the rear garden open to the dining room with large bay window, 18ft kitchen. To the first floor there are three well proportioned bedrooms, the main of which being in excess of 14ft and bathroom, fitted with a modern three piece suite with over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with lawn and mature trees and shrubbery as well as a driveway, extending to the side of the property leading to the DETACHED GARAGE. To the rear, a superb fenced and enclosed garden has been mainly laid to lawn with large beds with wooden boundaries, decorative gravel path and large stone flagged patio. An internal viewing is most strongly recommended.

- A light and spacious semi detached 1930s property
- Three well proportioned bedrooms and two reception rooms
- Driveway and garage providing off road parking
- Well regarded tree-lined road
- 70ft rear garden (approximately)
- Mid way between Chorlton and Didsbury Village Centres
- Walking distance to all local amenities, schools and Chorlton Water Park
- Significant scope to extend (STPP) - plans available upon viewing
- Ideal family home



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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