



*Jordan Fishwick*

26 Chandos Road, Chorlton, M21 0ST

Guide Price £875,000



## 26 Chandos Road, Chorlton, Manchester, M21 0ST

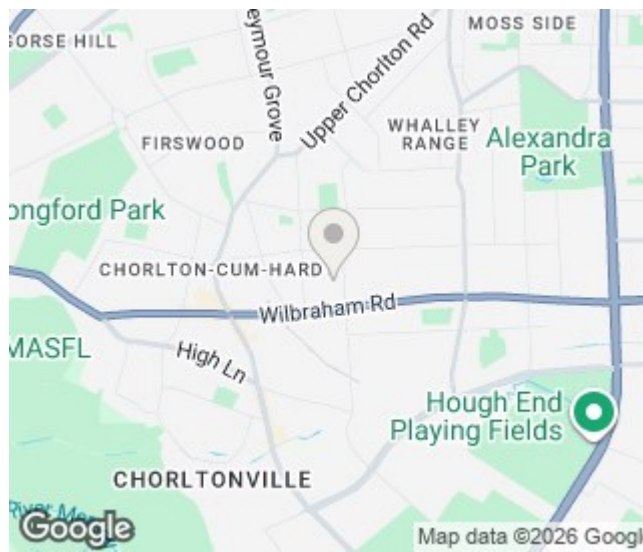
Guide Price £875,000




### The Property

Welcomed to the market for the first time in almost five decades is this magnificent FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY of grand proportions, nestled at the end of a prestigious tree-lined CUL-DE-SAC only a short stroll from Chorlton Village. This delightful property exudes character and charm with its grand proportions and an abundance of original features making it a truly remarkable home. Boasting five generously sized double bedrooms, this residence provides ample space for families or those who enjoy hosting guests plus the three well-appointed reception rooms offer versatile areas for relaxation and entertainment. The property further benefits from a GATED DRIVEWAY and is located within only a short stroll from all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road plus multiple schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting room with large bay window and inglenook, dining room with original fitted cupboards, kitchen. To the first floor there are three generously proportioned bedrooms, the main and second both with large bay windows, bathroom with vaulted ceiling and separate w/c. The second floor reveals two further double bedrooms, both with original cast iron fireplaces and shower room fitted with a modern three piece suite. Most original windows and stained glass throughout the property have been encapsulated and gas central heating has been installed. Externally to the front of the property a gated driveway provides off road parking plus there is a walled garden with well stocked beds. To the rear a walled and enclosed garden features a stone flagged patio area, ornamental pond and has been stocked with an array of mature plants and shrubs. An internal viewing of this superb property is strongly recommended.

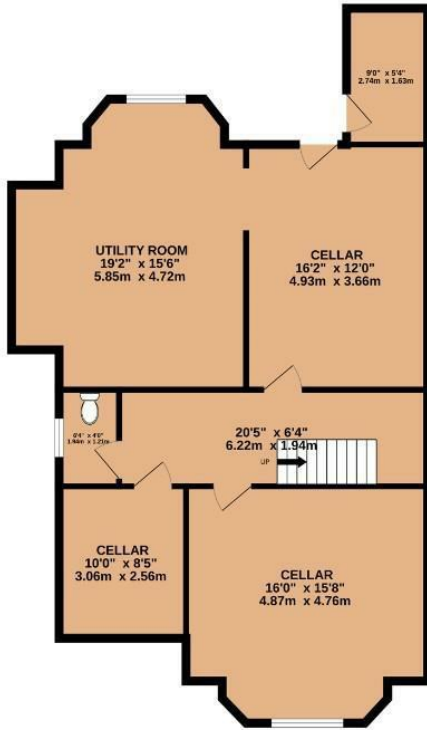
- Magnificent semi detached period family residence of grand proportions
- Five double bedrooms + three reception rooms, all boasting original fireplaces
- Encapsulated original stained glass windows
- Highly regarded and sought after tree lined CUL-DE-SAC
- Well placed for Chorlton Village and all local amenities
- Short stroll from multiple schools and parks
- Spacious accommodation over three floors and cellars
- Gated driveway + landscaped rear garden
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 	



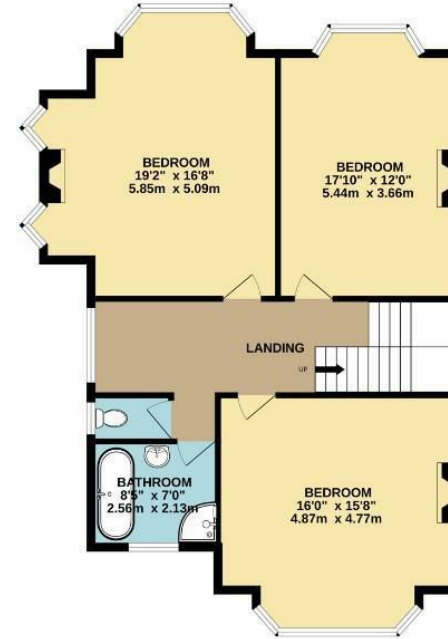
BASEMENT  
974 sq.ft. (90.3 sq.m.) approx.



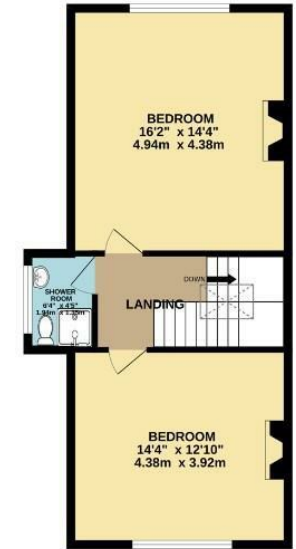
GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



FIRST FLOOR  
925 sq.ft. (85.7 sq.m.) approx.



SECOND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 3425 sq.ft. (318.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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