jordan fishwick

45 Clarendon Road West, Chorlton, M21 0RN

Guide Price £530,000

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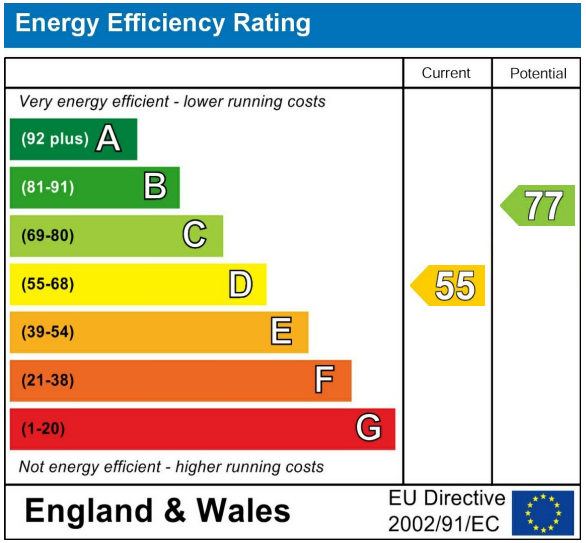
The Property

Located on a highly regarded and sought after road is this well presented and excellently proportioned THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, providing spacious, versatile family accommodation throughout two floors and cellars. This splendid property is located a mere few minutes walk from all local amenities in Chorlton Village, transport links including the Metro and parks and provides SIGNIFICANT SCOPE TO EXTEND (STPP). With both a DRIVEWAY, providing off road parking and well maintained gardens to both the front and rear, this splendid property is not one to be missed and will prove ideal for a young couple or family. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, dining room, kitchen, sitting room with French patio doors opening to the rear garden. To the first floor are three double bedrooms, all of excellent proportions, and bathroom, fitted with a modern three piece suite. The cellars provide useful storage space and there is scope to convert both cellars and loft to further living accommodation. Externally, to the front of the property is a gated block paved driveway and walled garden with mature plants and shrubbery. To the rear an good sized fenced and enclosed garden, mainly laid to lawn with mature Apple trees. Double glazing and gas central heating have been installed throughout and an internal viewing of this fine home is most highly recommended.

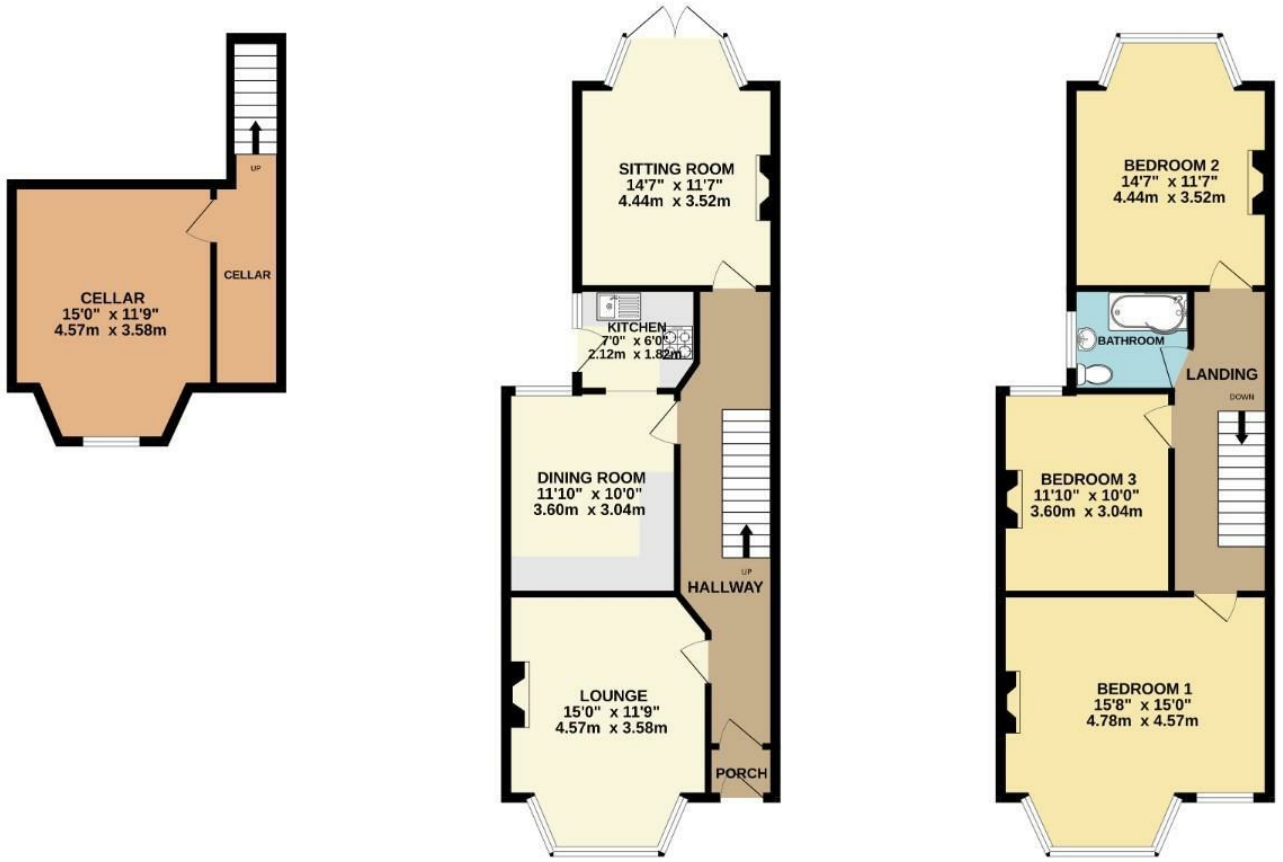
- Beautifully presented semi detached period property
- Three double bedrooms and three reception rooms
- Driveway providing off road parking
- Gardens to both the front and rear
- Scope to extend and convert loft + cellars
- Short walk from Chorlton Village and the Metro
- Highly regarded road
- Double glazing and gas central heating
- Ideal family home



BASEMENT
234 sq.ft. (21.7 sq.m.) approx.

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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