



*Jordan fishwick*

40 Chatburn Road, Chorlton, M21 0XW  
Guide Price £550,000



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### The Property

A truly spectacular EXTENDED THREE BEDROOM 1930'S SEMI DETACHED PROPERTY, offering spacious and light family accommodation throughout. This splendid property has been tastefully modernised and decorated throughout creating an ideal family home and boasts both a LARGE WEST FACING GARDEN and OFF ROAD PARKING for multiple vehicles. With a unique and architecturally beautiful wood-clad extension, the property boasts a delightful SEVENTEEN FOOT OPEN PLAN DINING KITCHEN as well as a TWENTY SEVEN FOOT THROUGH LOUNGE/FAMILY ROOM and separate study. Located only a few minutes walk from Chorlton Village, all local amenities and the Metro on St Werburgh's Road, this fine property is not one to be missed. The spacious and light accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with large bay window with ORIGINAL STAINED GLASS upper lights, family room, large open plan dining kitchen with integrated appliances, underfloor heating and full height sliding patio doors to the landscaped rear garden, study, utility room/wc. To the first floor there are three bedrooms, all of excellent proportions, and the bathroom, fitted with a superb three piece suite. Externally a walled garden and block paved driveway can be seen to the front of the property whilst to the rear, a delightful West facing garden, mainly laid to lawn with mature trees and shrubbery and raised patio area. Double glazing has been installed throughout and the property is warmed by gas central heating. An internal viewing of this fine property comes highly recommended.

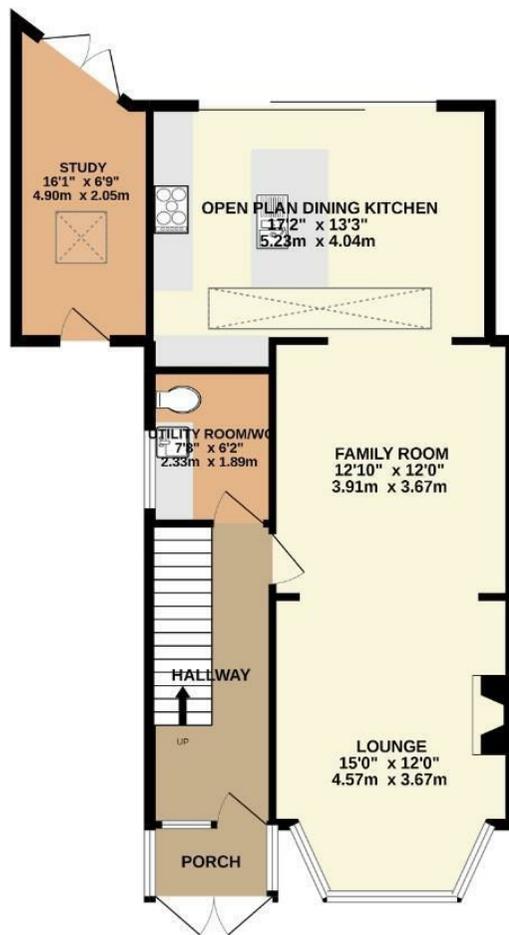
- Spacious three bedroom 1930's semi detached property
- Spectacular wood-clad extension to the rear
- OPEN PLAN dining kitchen and twenty seven foot through lounge/family room
- West facing landscaped rear garden
- Block paved driveway providing off road parking
- Tastefully modernised and decorated by the current owners
- Stone's throw from both Chorlton Village and the Metro
- Ideal family home
- Gas central heating and double glazing throughout
- Council Tax: C. EPC: D



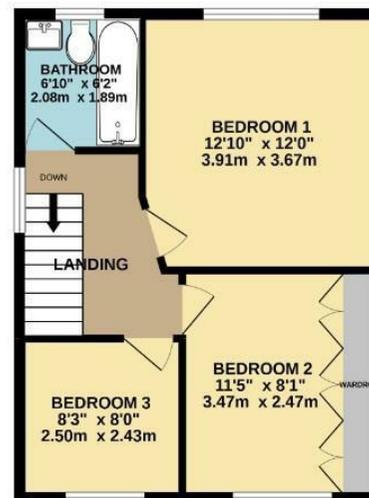
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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