



*jordan fishwick*

2 Daresbury Road, Chorlton, M21 9WA  
Offers In Excess Of £525,000





## 2 Daresbury Road, Chorlton, Manchester, M21 9WA

Guide Price £525,000

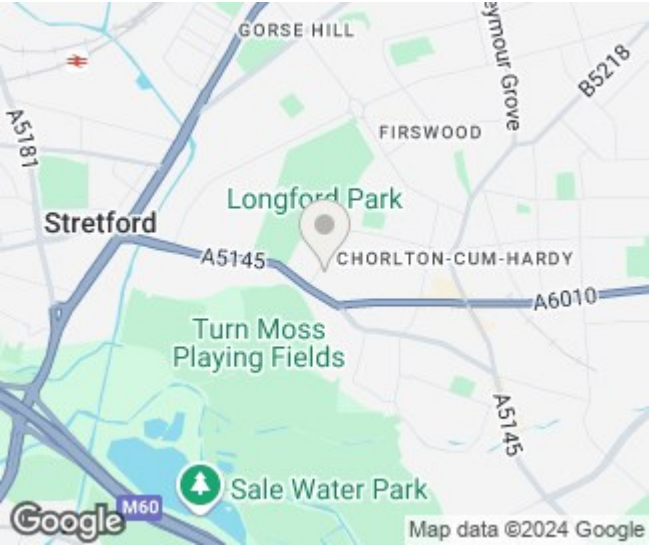



### The Property

**\*\* NO ONWARD CHAIN \*\*** Situated on a highly regarded road only a few minutes walk from both Chorlton Village and Beech Road, a beautifully presented **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** offering spacious and light family accommodation throughout. This delightful property has been tastefully **UPDATED AND RENOVATED** by the current owners to create a truly splendid, contemporary family home whilst retaining **MANY ORIGINAL FEATURES THROUGHOUT**. With a **SOUTH FACING REAR GARDEN** and a **TWENTY TWO FOOT KITCHEN** this wonderful property is not one to be missed and further benefits from the proximity to **LONGFORD PARK WHICH IS A MINUTE'S WALK AWAY**. The accommodation briefly comprises: covered porch, entrance hallway, lounge with bay window and original cast iron fireplace opening to the **SEVENTEEN FOOT DINING ROOM**, spacious dining kitchen, refitted in 2021. To the first floor there are three excellently proportioned double bedrooms and bathroom, fitted with a modern three piece suite and over bath shower. Externally to the front of the property there is a walled, landscaped garden with block paved path and raised beds whilst to the rear, a superb landscaped South facing garden with Yorkshire stone patio, decorative gravel and mature trees and shrubbery. Double glazing has been installed throughout the majority of the property whilst some original stained glass windows have been retained. New gas central heating has also been installed and an internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC D.



- Superbly presented THREE DOUBLE BEDROOM HOME \*\* NO ONWARD CHAIN \*\*
- Highly regarded road only a few minutes walk from Chorlton Village
- 22ft breakfast kitchen, refitted in 2021
- Rewired, replastered and new central heating installed
- Landscaped South facing rear garden
- Scope to extend both internally and externally
- Many original features retained throughout
- Larger than a typical three bedroom 1930s property
- Only a few minutes walk to Longford Park
- Ideal family home



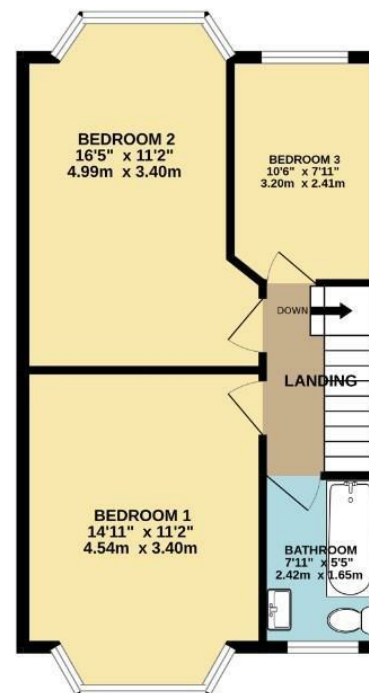
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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