



jordan fishwick

6 Silverdale Road, Chorlton, M21 0SH
Guide Price £860,000



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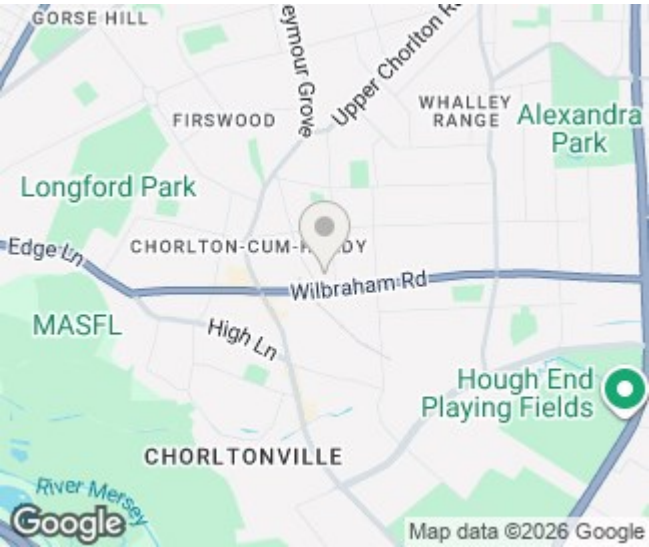
Guide Price £860,000



The Property

Located on a highly regarded tree-lined road in the heart of Chorlton Village is this superbly presented SIX DOUBLE BEDROOM SEMI DETACHED VICTORIAN PROPERTY of character offering spacious, versatile family ACCOMMODATION OVER FOUR FLOORS with MANY ORIGINAL FEATURES RETAINED. This delightful property benefits from a block paved DRIVEWAY providing off road parking as well as beautifully maintained gardens to both the front and rear and will prove an ideal family home. Well placed for all local amenities in Chorlton Village, only 0.2 miles to the Metro (Chorlton) and within walking distance of multiple local schools and parks, this splendid property is certainly not one to be missed. The accommodation briefly comprises: enclosed porch, spacious entrance hallway with original stained glass windows, lounge with large bay window and original fireplace, spacious dining room with dual aspect windows, breakfast kitchen with modern gloss units and French patio doors opening to the rear garden. The first floor reveals three double bedrooms, each of excellent proportions and the main benefitting from a large bay window with original stained glass and bathroom fitted with a modern three piece suite and separate w/c whilst the second floor reveals two further good sized double bedrooms. The converted cellars provide further accommodation which comprises of a sixth double bedroom, shower room, sitting room with direct access to the rear garden, study, utility room and store room. Gas central heating has been installed throughout. Externally, to the front of the property is a driveway providing off road parking, benefitting from an electric vehicle charging point and garden with mature hedgerow and lawn. To the rear is a delightful enclosed garden, mainly laid to lawn with large stone flagged patio area and large well established beds with mature plants and shrubbery. An internal viewing of this fine home is most highly recommended.

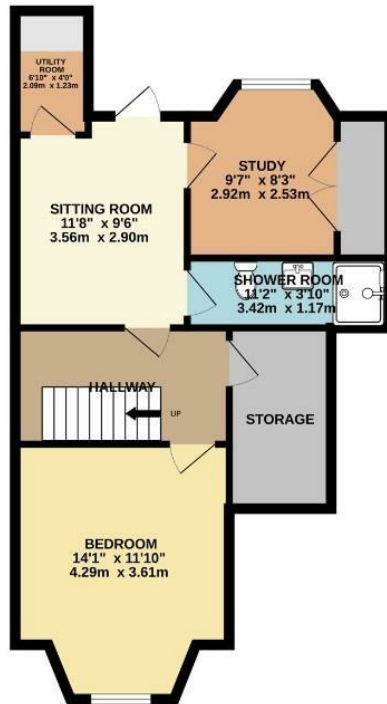
- Superbly presented semi detached Victorian property
- 6 double bedrooms and 2.5 bathrooms
- Many original features retained
- Three reception rooms + breakfast kitchen
- Highly regarded road only a stone's throw from Chorlton Village
- Spacious and versatile accommodation over four floors
- Driveway providing off road parking with EV charging point
- Well maintained gardens to both the front and rear
- 0.2 mile walk to the Metro (Chorlton)
- Council Tax: D. EPC: E



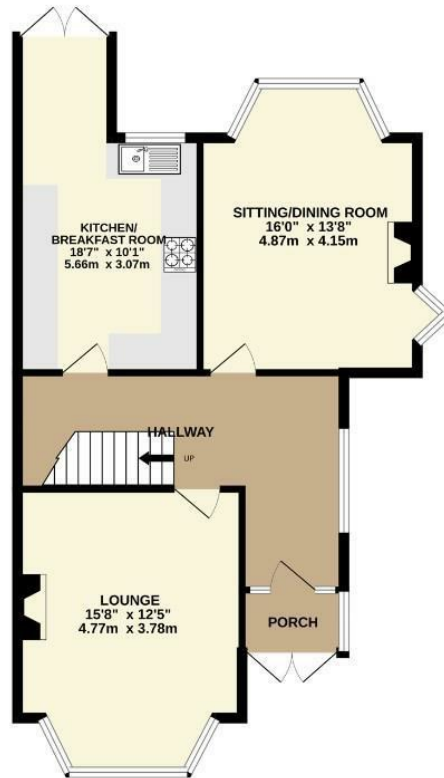
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



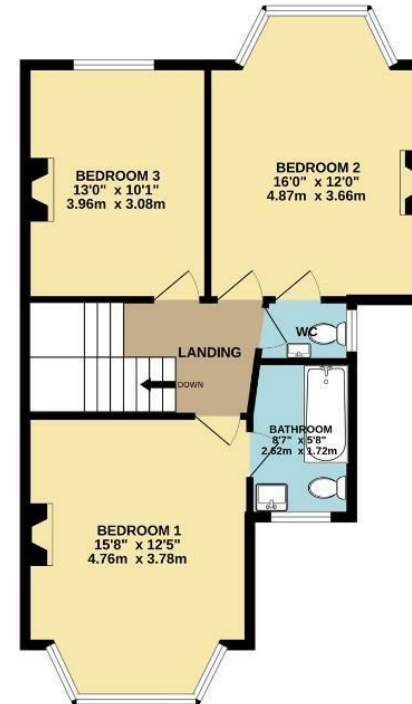
BASEMENT
560 sq.ft. (52.0 sq.m.) approx.



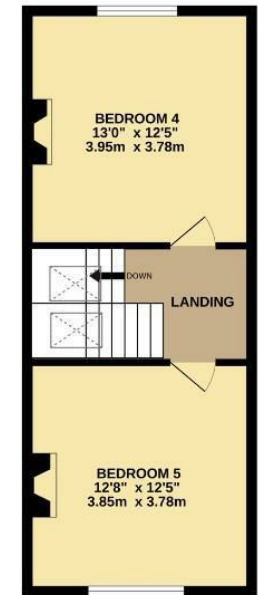
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.1 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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