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4 Torbay Road, Chorlton, M21 8XD

Guide Price £590,000

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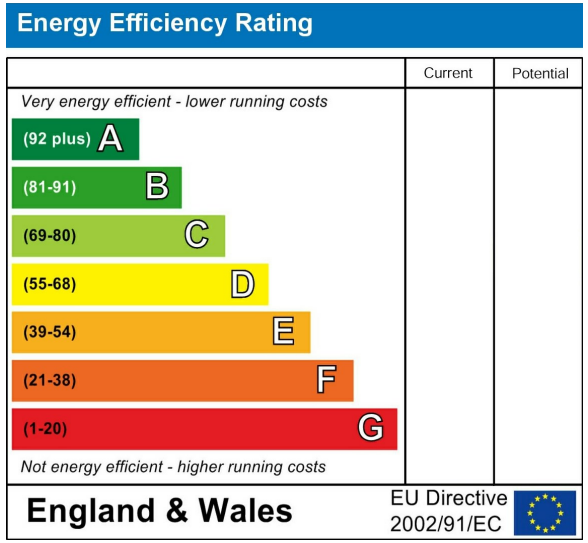
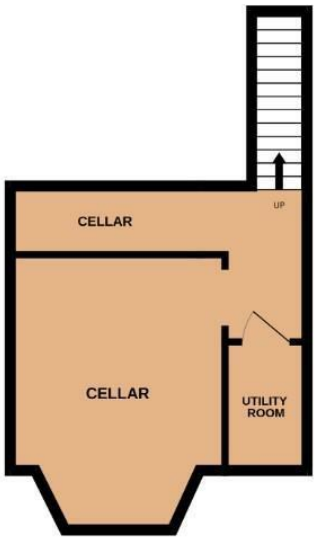
## The Property

Located on a highly regarded tree lined road ideally placed for both Chorlton Village and Beech Road is this delightful THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY offering spacious and light accommodation throughout. This superb property REQUIRES MODERNISATION and offers a buyer an excellent opportunity to create their dream home with SCOPE FOR EXTENSION to the side as well as the option to convert both the loft and cellars to additional living accommodation. The property benefits from a WESTERLY FACING REAR GARDEN and is positioned within only a short stroll of all local amenities and transport links in Chorlton Village, multiple local schools and parks as well as the vast array of independent bars, restaurants and shops on Beech Road. The accommodation briefly comprises: covered porch, vestibule, entrance hallway, lounge with large bay window, sitting/dining room, kitchen, cloakroom w/c. To the first floor there are three well proportioned bedrooms and bathroom fitted with a three piece and the multiple cellar chambers provide useful storage space and a utility room. Externally, to the front of the property is a walled garden with gated path to the front door along with a shared driveway, extending to the side of the property leading to the DETACHED GARAGE. To the rear, a delightful fenced and enclosed garden enjoys a sunny Westerly aspect and features a lawn and stone flagged patio. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. Council Tax: D

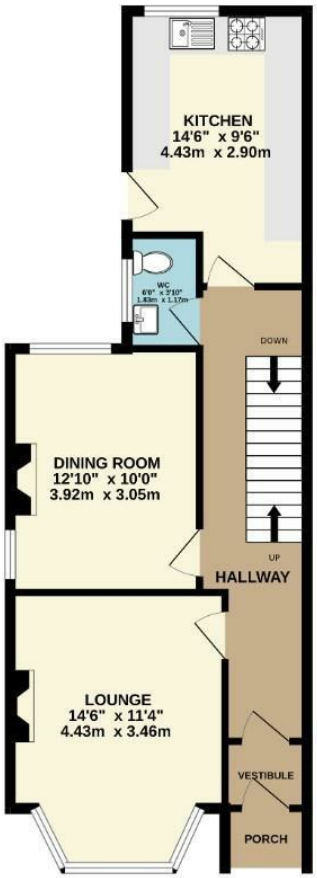
- Three double bedroom semi detached period property
- In need of modernisation and updating
- Westerly facing rear garden
- Sought after tree lined road
- Scope for extension and opportunity to convert the loft and cellars
- Well placed for Chorlton Village and the Metro
- Walking distance to Beech Road, multiple local schools and parks
- Shared driveway leading to detached garage
- Ideal for a young couple or family
- Council Tax: D



BASEMENT
285 sq.ft. (26.5 sq.m.) approx.




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.




1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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