



*Jordan fishwick*

277 Withington Road, Chorlton, M21 0ZA

Guide Price £460,000



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Chorlton, M21 0ZA**

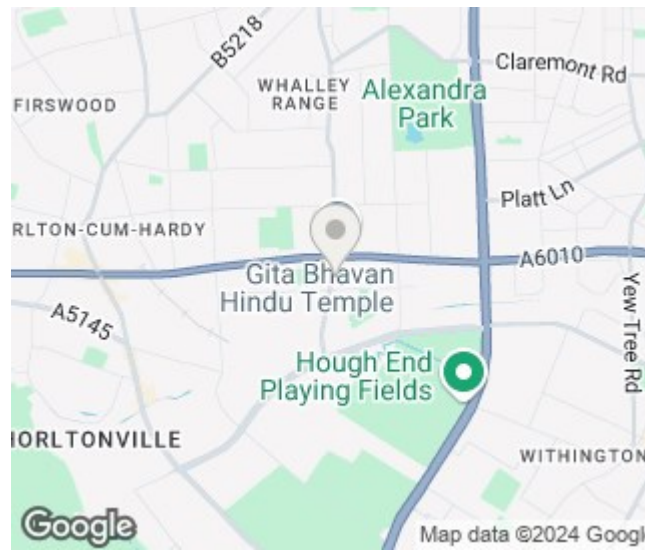
**Auction Guide £460,000**




### The Property

**\*\*\*NO CHAIN\*\*\*** This property is for sale by MODERN METHOD OF AUCTION powered by iamsold LTD - Starting Bid £460,000 + Reservation Fee. Buyers Fees apply. Subject to reserve price. A truly delightful FOUR BEDROOM 1930s SEMI DETACHED PROPERTY IN NEED OF MODERNISATION. Located only a short walk from Chorlton Village, this superb property provides well proportioned accommodation throughout of over 1600sqft and will prove an ideal family home. Boasting THREE RECEPTION ROOMS and an 80FT REAR GARDEN, this wonderful property is certainly not one to be missed and further benefits from both a LARGE DRIVEWAY AND DETACHED GARAGE providing off road parking for multiple vehicles. The accommodation briefly comprises: enclosed porch, spacious reception hall, sitting room with large bay window, lounge with sliding patio doors opening to the rear garden, 22FT DINING KITCHEN, cloakroom. To the first floor there are four well proportioned bedrooms, the main benefitting from a large bay window, shower room and separate W/C. Externally, to the front of the property is flagged driveway and garden, mainly laid to lawn with large beds and mature shrubbery. To the rear, a superb garden extends to approximately 80ft and has been mainly laid to lawn with flagged patio area and mature trees and shrubbery. Double glazing and gas central heating has been installed throughout. An internal viewing is most highly recommended. Sold with no onward chain. Council tax band D. EPC rating E.

- For sale by Modern Method of Auction - T & C's apply
- Subject to Reserve Price & Reservation Fee
- Superb four bedroom semi detached 1930s property
- Fixed timescales for exchange and completion
- Modernisation and updating required
- 80ft rear garden (approx.)
- 22ft open plan dining kitchen
- Double glazing and gas central heating throughout
- Driveway and detached garage providing off road parking
- Buyers fees apply



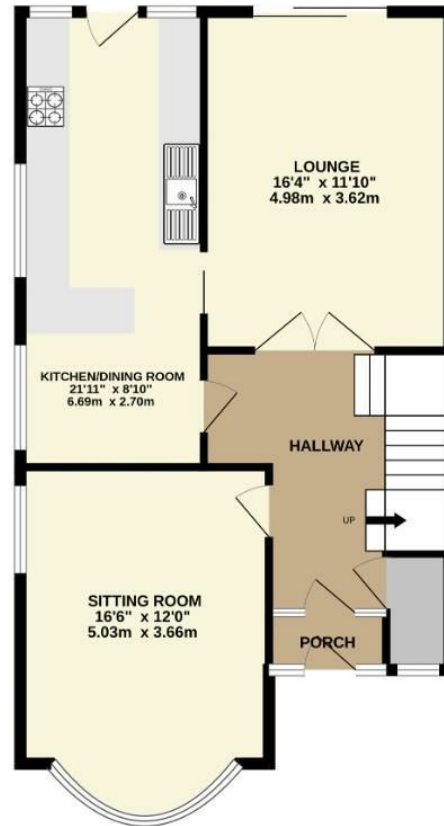
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



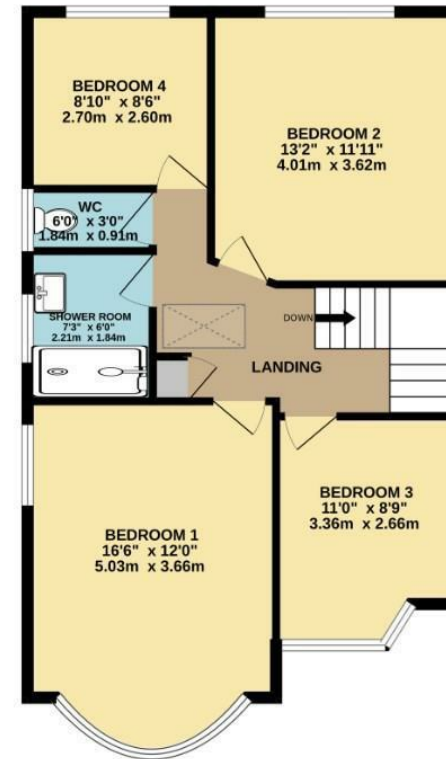
GARAGE  
232 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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