

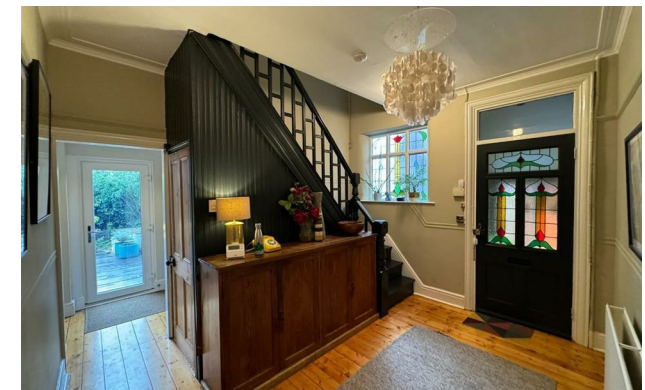


*Jordan Fishwick*

14 Darley Road, Old Trafford, M16 0DQ  
Guide Price £685,000

# 14 Darley Road, Old Trafford, Manchester, M16 0DQ

Guide Price £685,000



## The Property

Located on one of Old Trafford's most highly regarded roads is this immaculately presented FOUR DOUBLE BEDROOM EDWARDIAN SEMI DETACHED PROPERTY of character, boasting both OFF ROAD PARKING as well as a SOUTH FACING REAR GARDEN. Located within walking distance of Chorlton Village, all local amenities and only 0.3 miles to the Metro (Firswood), this superb property will prove an ideal family home and is offered for sale in MOVE-IN READY CONDITION, having been tastefully modernised and updated by the current owners. This splendid property provides spacious and versatile accommodation throughout, ideal for a young family and further benefits from having had MANY ORIGINAL FEATURES retained, such as the wooden flooring, stained glass windows and fireplaces. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, 18FT SITTING ROOM with original fireplace and large stained glass bay window, 15ft lounge, delightful open plan dining kitchen with French patio doors opening to the raised wooden decking and South facing garden beyond, shower room. The multiple cellar chambers provide useful storage space and scope for conversion to further living accommodation. The first floor reveals four double bedrooms, all of excellent proportions with original wooden flooring and both the main and second boast original fireplaces. The main bathroom has been fitted with a modern four piece suite with feature tiling. Partial double glazing and gas central heating have been installed. Externally, to the front of the property is a walled garden and shared driveway. To the rear, a superb fenced and enclosed landscaped garden enjoys a Southerly aspect with raised timber decking, decorative gravel, ornamental pond and large beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended.

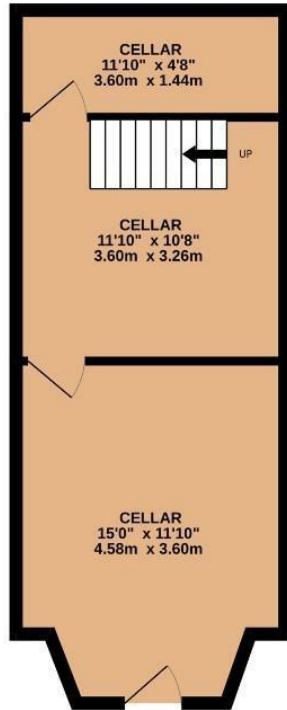
- Immaculately presented semi detached Edwardian property
- Four double bedrooms and two bathrooms
- Highly regarded tree lined road
- Landscaped South facing rear garden
- Many original features retained
- 1780sqft versatile accommodation over two floors + cellars
- Scope to convert both loft and cellars
- 0.3 miles to the Metro (Firswood)
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



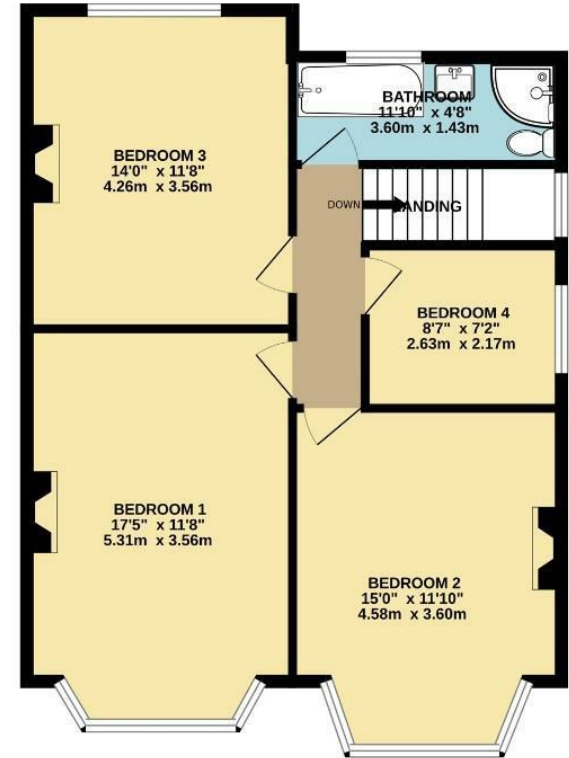
**BASEMENT**  
347 sq.ft. (32.2 sq.m.) approx.



**GROUND FLOOR**  
730 sq.ft. (67.6 sq.m.) approx.



**1ST FLOOR**  
706 sq.ft. (65.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1783 sq.ft. (165.7 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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