



*Jordan fishwick*

401 Wilbraham Road, Chorlton, M21 0UT  
Guide Price £650,000



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### The Property

\*\*\*NO CHAIN\*\*\* A well presented DETACHED THREE DOUBLE BEDROOM PROPERTY, requiring modernisation and updating. Position on a substantial plot within walking distance of Chorlton Village and Alexandra Park, as well as multiple local schools, this delightful property will prove an ideal family home and benefits from both a SOUTH FACING REAR GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking. The property further benefits from having SIGNIFICANT SCOPE TO EXTEND (STPP) as well as there being OPEN VIEWS OVER PLAYING FIELDS TO THE REAR. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, SEVENTEEN FOOT LOUNGE, kitchen/breakfast room, dining room, integral garage. To the first floor there are three well proportioned double bedrooms, bathroom with fitted storage cupboards and separate w/c. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway providing parking for multiple vehicles. To the rear, a delightful fenced and enclosed South facing garden has been mainly laid to lawn. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

- NO CHAIN
- Well proportioned DETACHED family residence
- Three double bedrooms
- Gated driveway and garage providing off road parking
- 17ft living room
- Significant scope to extend (stpp)
- Walking distance to Chorlton Village and the Metro
- Short stroll from Alexandra Park
- Double glazing and gas central heating throughout



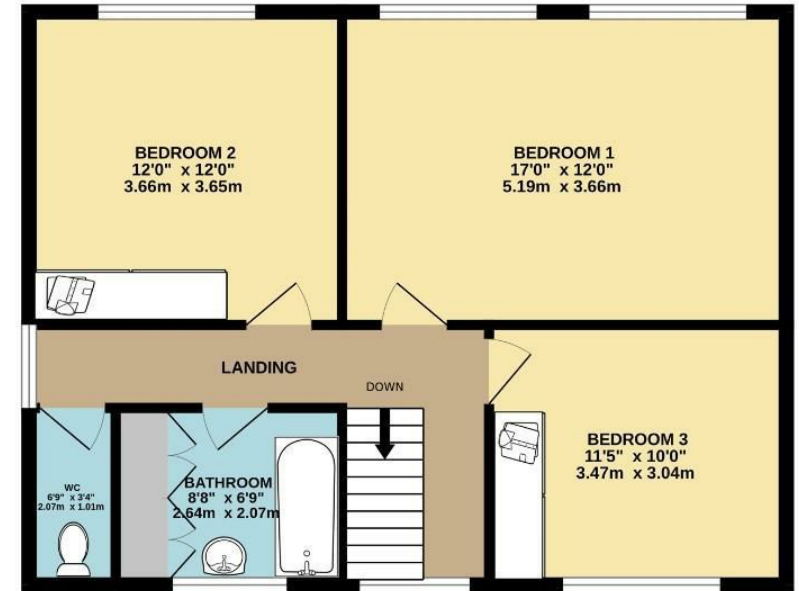
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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