



Jordan fishwick

6 Napier Road, Chorlton, M21 8AW

Guide Price £775,000



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The Property

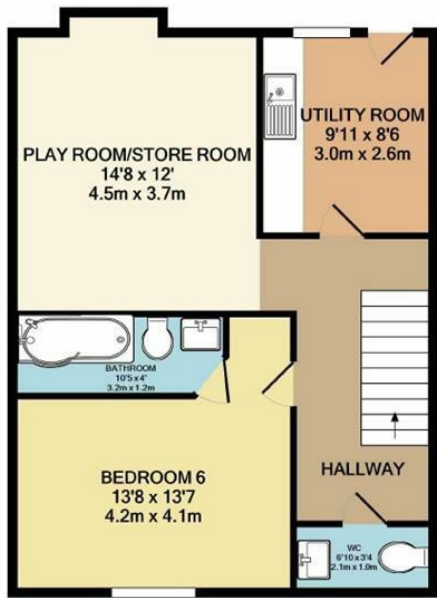
A stunning SEMI DETACHED PERIOD PROPERTY providing spacious and bright family ACCOMMODATION OVER FOUR FLOORS. This delightful property is situated in the heart of Chorlton Village and provides OPEN PLAN accommodation as well as SIX DOUBLE BEDROOMS. Retaining many ORIGINAL FEATURES throughout, this property has been tastefully modernised by the current owners and will prove an ideal family home. The spacious accommodation briefly comprises: covered porch, entrance hallway, lounge with log burning stove, open plan dining kitchen with full height French doors out to the beautiful rear garden. The first floor reveals two double bedrooms and the main family bathroom, fitted with a modern four piece suite, whilst to the second floor there is a further three double bedrooms. The fully converted cellars provide additional accommodation comprising: guest suite/bedroom six with en suite bathroom, play room/store room, utility room and w/c. Externally there is a walled garden to the front whilst there is a well maintained spacious rear garden with mature trees and shrubbery. Double glazing and gas central heating are installed and SOLAR PANELS have been installed to the property providing F.I.T. (feed in tariff payments) An internal viewing comes most highly recommended. Council Tax Band D. EPC C.

- A elegant and well presented period semi-detached property
- Versatile family accommodation over four floors
- Three reception rooms
- 6 bedrooms and 2.5 bathrooms
- Popular road well placed for village centre & amenities
- Superbly landscaped rear garden
- Move-in ready condition
- Ideally placed for all amenities and transport links

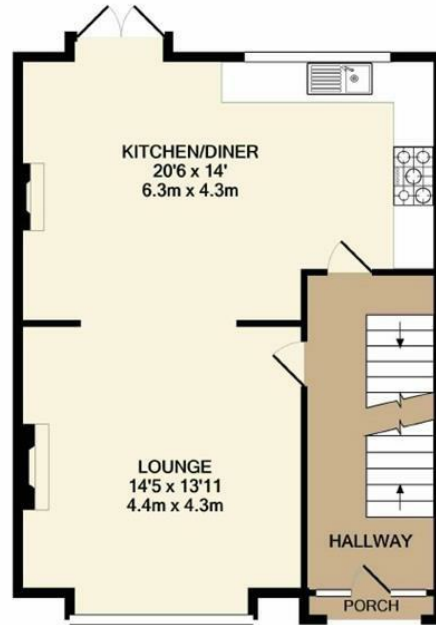


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

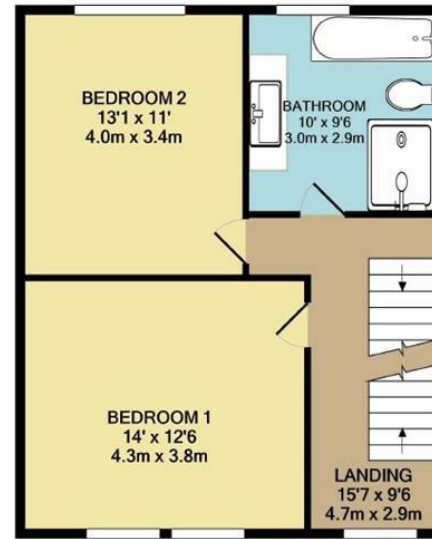




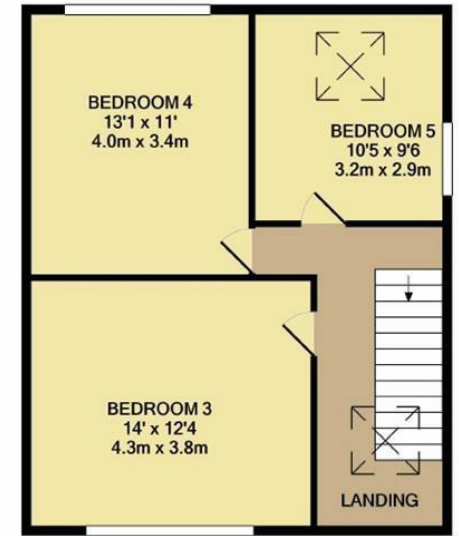
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 2169 SQ.FT. (201.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



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