



*Jordan fishwick*

53 Whitelaw Road, Chorlton, M21 9HG

Guide Price £535,000

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### The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented **TOTALLY RENOVATED COTTAGE** located on one of Chorlton's most highly regarded and sought after roads. This delightful property provides spacious and light accommodation throughout, with **TWO DOUBLE BEDROOMS + LOFT ROOM** as well as two reception rooms and a newly fitted breakfast kitchen. With **VERSATILE ACCOMMODATION OVER THREE FLOORS AND CELLARS**, this splendid property will prove ideal for a young couple or family and is located just a stone's throw from Chorlton Green, the vibrant scene of Beech Road and a short stroll from Chorlton Village, the Metro and Ofsted 'Outstanding' Brookburn Primary School. This wonderful property further benefits from a **LARGER THAN AVERAGE REAR GARDEN** as well as having had **MANY ORIGINAL FEATURES RETAINED**. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window and original fireplace, dining room with original fitted cupboard opening to the newly fitted breakfast kitchen with large picture window providing views over the rear garden. The cellars provide useful storage/utility space. To the first floor are two well proportioned double bedrooms, both with original fireplaces, and bathroom, fitted with a four piece suite including freestanding roll top bath. To the second floor is a loft room providing further versatile accommodation. Externally, there are well maintained gardens to both the front and rear. To the front, a landscaped garden with decorative gravel and mature trees and shrubbery offers privacy from the road. To the rear, a superb garden with well established beds with mature plants and shrubbery and large paved patio. The property benefits from all new double glazing, central heating, plumbing and wiring. An internal viewing of this fine property is most highly recommended. Council Tax Band B. EPC D.

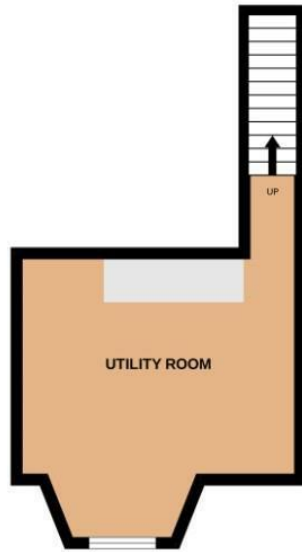
- NO CHAIN
- Totally renovated period property
- Two double bedrooms + loft room
- Larger than average rear garden
- Highly regarded road and sought after Chorlton Green location
- Two spacious reception rooms and breakfast kitchen
- Versatile accommodation over three floors and cellars
- Ideal for young couple or family
- Many original features



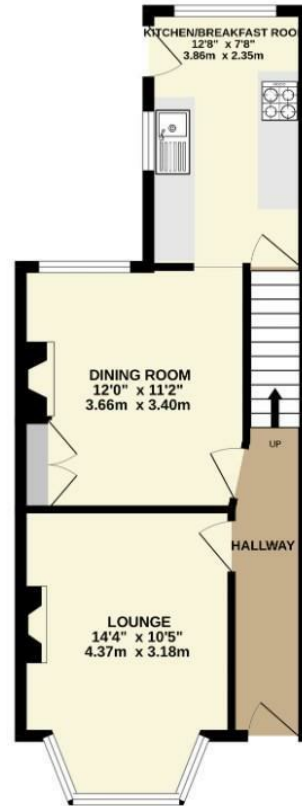
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



BASEMENT  
211 sq.ft. (19.6 sq.m.) approx.



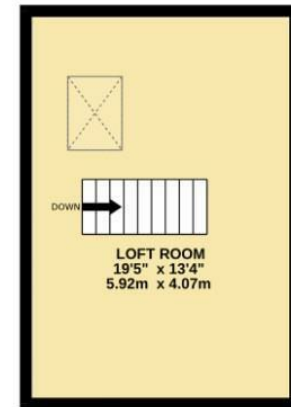
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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