



*Jordan fishwick*

51 White Moss Avenue, Chorlton, M21 0XS  
Guide Price £650,000



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Manchester, M21 0XS**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a quiet residential road within walking distance of Chorlton Village is this well presented FOUR/FIVE DOUBLE BEDROOM DETACHED 1930S FAMILY RESIDENCE, offering spacious and versatile accommodation over two floors. This superb property benefits from both a SOUTH FACING REAR GARDEN as well as a GATED DRIVEWAY providing off road parking for multiple vehicles and will benefit from some cosmetic updating and modernisation. There is SIGNIFICANT SCOPE TO EXTEND (STPP) with planning having been previously permitted for a two story side extension (ref: 126682/FH/2020 - expired 10/07/2023) and there are MANY ORIGINAL FEATURES retained throughout. The delightful accommodation briefly comprises: covered porch, spacious reception hallway, 17ft lounge with French patio doors opening to the south facing garden, dining room with large bay window, morning room, kitchen, family room/bedroom five with en-suite shower room, cloakroom/wc. To the first floor are four well proportioned double bedrooms, two of which feature full height fitted wardrobes, bathroom fitted with a three piece suite and separate shower room. There is ample storage fitted throughout the property. Externally, to the front is a walled garden and gated pressed concrete driveway, extending to the side of the property offering secure off road parking for multiple vehicles. To the rear, a well maintained garden enjoys a Southerly aspect and has been mainly laid to lawn with large beds and mature hedgerow borders. An internal viewing of this fine home is most highly recommended. Sold with no onward chain.

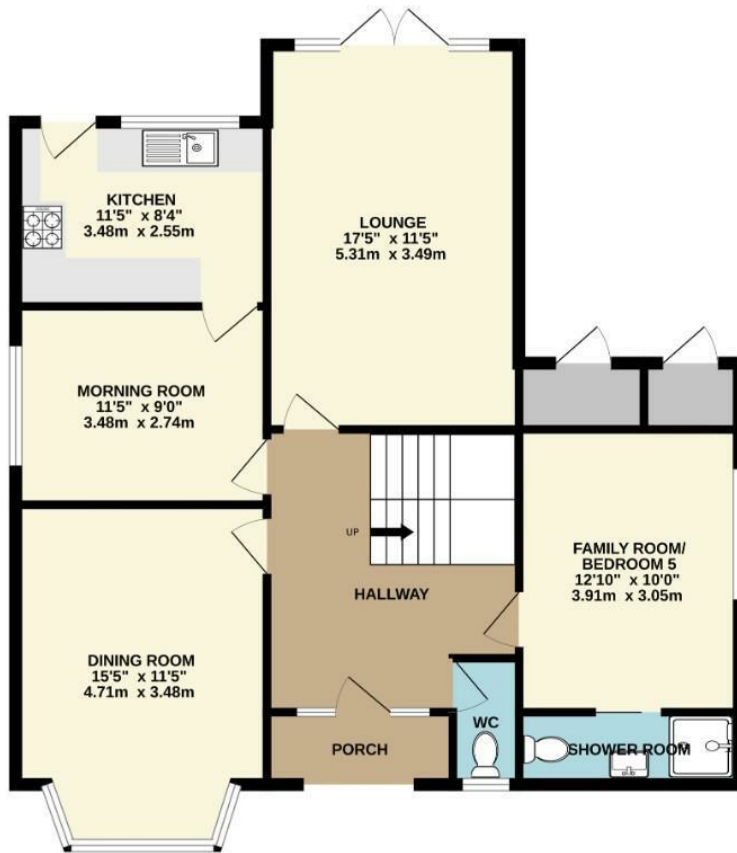
- NO CHAIN
- Superb detached 1930s family residence
- Quiet residential road within walking distance of all local amenities, schools and parks
- Four/five double bedrooms and four reception rooms
- Significant scope to extend (STPP) - permission has previously been granted (ref: 126682/FH/2020)
- 0.2 Miles to the Metro (St Werburgh's Road)
- South facing rear garden
- Gated driveway providing parking for multiple vehicles
- Many original features
- Ideal family home



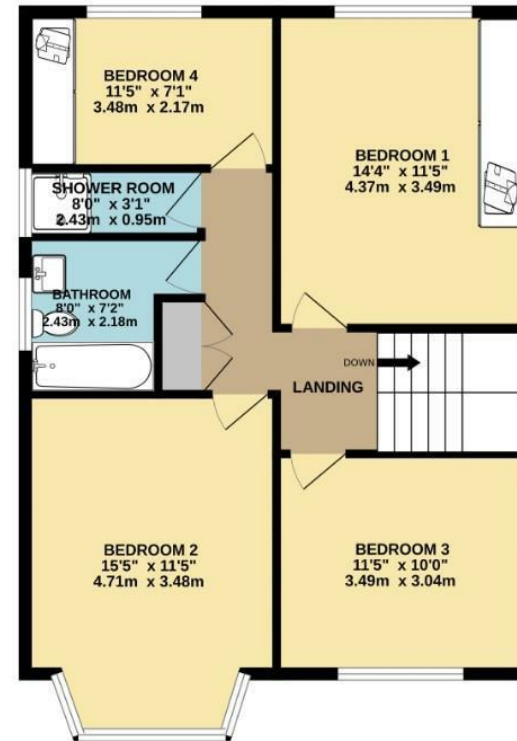
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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