



Jordan fishwick

15 Wilton Road, M21 9GS

Guide Price £525,000



15 Wilton Road, Chorlton, Chorlton, M21 9GS

Guide Price £525,000



The Property

Situated on a highly regarded road just off Beech Road is this superbly presented, larger than average THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY providing in excess of 1300sqft versatile accommodation over two floors and cellars. This splendid property is ideally located for all local amenities and transport links in Chorlton Village as well as the vibrant scene of Beech Road which is only a stone's throw away. There are MANY ORIGINAL FEATURES retained throughout and the property further benefits from being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School as well as having views over Beech Road Park to the rear. The accommodation briefly comprises: entrance hallway with feature tiled flooring, lounge with large bay window and LOG BURNING STOVE open to the dining room, open plan dining kitchen with modern shaker style units and feature Manchester window. The multiple cellar chambers provide useful storage space and there is scope for conversion to further living accommodation. To the first floor there are three well proportioned double bedrooms and bathroom, fitted with a modern three piece suite with tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with decorative gravel and mature hedgerow offering privacy from the road. To the rear, a delightful fenced and enclosed garden features raised timber decking, large beds with wooden borders, Indian sandstone patio and artificial lawn. An internal viewing of this fine home is most highly recommended.

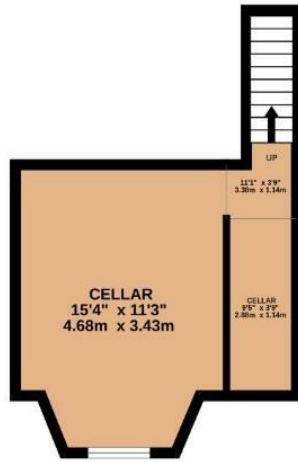
- Superbly presented period mid terrace
- Three double bedrooms and two reception rooms
- 18ft dining kitchen
- Highly regarded road just off Beech Road
- Move-in ready family home
- Many original features retained
- Catchment area for Brookburn Primary School
- 0.4 miles to the Metro (Chorlton)
- Ideal family home
- Scope to convert both loft + cellars



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



BASEMENT
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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.

Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington