



*jordan fishwick*

1 Hartington Road, Chorlton, M21 8UZ

Guide Price £875,000





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## The Property

Situated on a highly regarded road ideally placed for all local amenities in Chorlton Village and Beech Road is this superb FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY of character, providing spacious, versatile accommodation ideal for a family over THREE FLOORS AND CELLARS. This delightful property, benefitting from both a DRIVEWAY providing off road parking and well maintained gardens to both the front and rear, retains a wealth of ORIGINAL FEATURES THROUGHOUT and is within walking distance to multiple local schools and parks. The accommodation briefly comprises: covered porch, spacious entrance hallway, 17ft lounge with large bay window and open fire, 22FT OPEN PLAN LIVING/DINING/KITCHEN with bay window providing views over the rear garden and LOG BURNING STOVE, wet room. The multiple cellar chambers provide useful storage space and utility room and there is scope for conversion to further living accommodation. To the first floor there are three excellently proportioned double bedrooms and bathroom, fitted with a modern four piece suite whilst the second floor reveals a further two good sized double bedrooms. Gas central heating has been installed throughout. Externally, to the front of the property is a garden with mature trees and shrubbery as well as a driveway providing off road parking for one vehicle. To the rear is a well stocked fenced and enclosed garden, mainly laid to lawn with large beds and mature plants and shrubs. An internal viewing of this delightful property is most highly recommended. Council Tax Band C. EPC .



- Superb semi detached Edwardian property
- Five double bedrooms and two bathrooms
- 22ft open plan living/dining/kitchen
- Driveway providing off road parking
- Well stocked gardens to both the front and rear
- Highly regarded road within walking distance to Chorlton Village, Beech Road and the Metro
- Many original features retained
- Scope to convert the cellars to further living accommodation
- Ideal family home

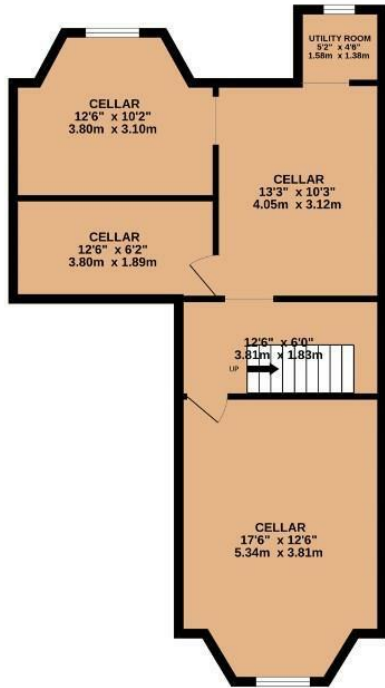


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





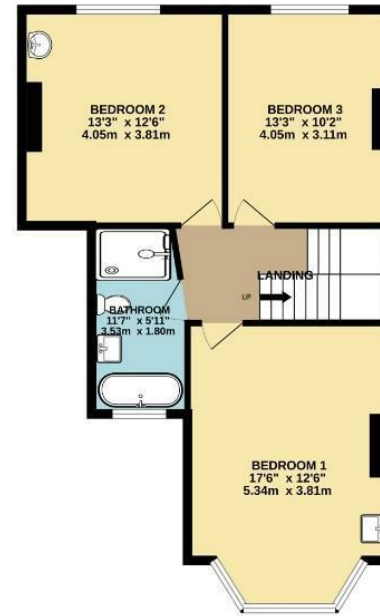
BASEMENT  
628 sq.ft. (58.4 sq.m.) approx.



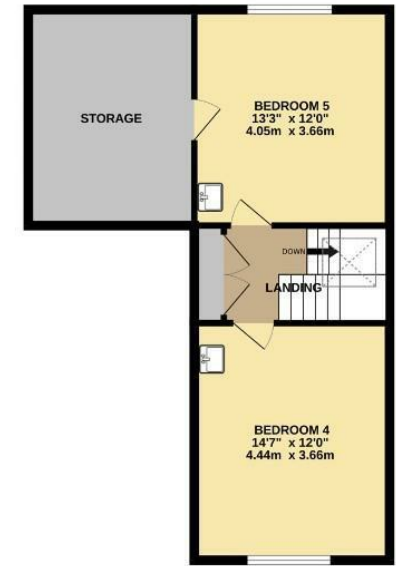
GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



2ND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.6 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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