



Jordan fishwick

288 Mauldeth Road West, Chorlton, M21 7TG

Guide Price £650,000



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The Property

Located on a well regarded road positioned directly opposite Houghend Fields is this beautifully presented THREE DOUBLE BEDROOM DETACHED 1930S PROPERTY, positioned within a LARGE CORNER PLOT and boasting both a DRIVEWAY AND GARAGE providing off road parking. This superb property provides spacious and exceptionally light accommodation throughout and will prove an ideal family home. The property is presented in immaculate order throughout having been maintained to an excellent standard by the current owners and benefits from having MANY ORIGINAL FEATURES retained as well as there being SIGNIFICANT SCOPE TO EXTEND (STPP). The accommodation briefly comprises: enclosed porch, entrance hallway, 28FT THROUGH LOUNGE/DINING ROOM with windows to three aspects, including two large bay windows, as well as French patio doors opening to the rear garden, morning room, kitchen. To the first floor is a spacious landing providing access to three well proportioned double bedrooms, the main benefiting from a large bay window and EN-SUITE shower room, second with large bay and dual aspect windows and bathroom, fitted with a modern three piece suite. Externally, to the front of the property is a gated driveway providing secure off road parking, extending to the side of the property and leading to the detached garage. To the side and rear are superb well established garden, mainly laid to lawn with mature trees and hedgerow borders and a vast array of plants and shrubbery. An internal viewing of this delightful property is most highly recommended. Council Tax Band E. EPC .

- Immaculately presented DETACHED 1930s property
- Three double bedrooms and two bathrooms
- 28ft through lounge/dining room with windows to three aspects
- Large corner plot
- Gated driveway and detached garage
- Significant scope to extend (STPP)
- Many original features retained
- Located directly opposite Houghend Fields
- Walking distance to all local amenities and transport links including the Metro
- Ideal family home



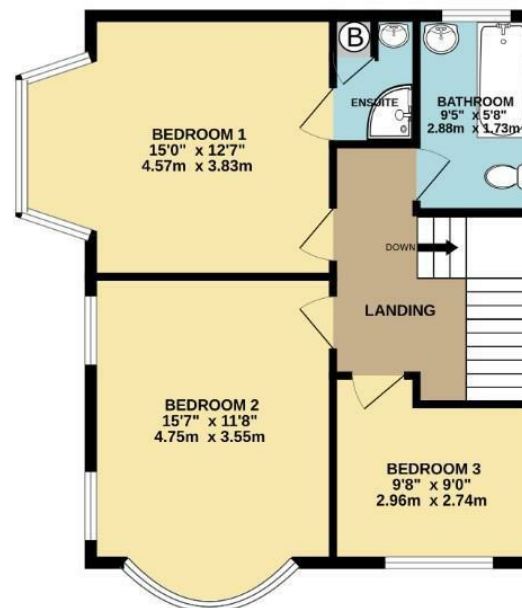
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 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.
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