



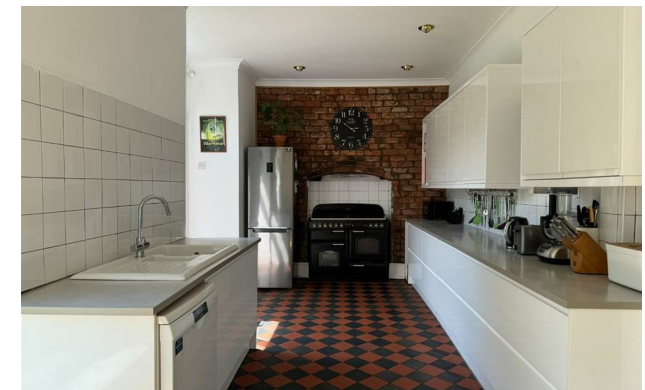
*Jordan fishwick*

12 Chatham Road, Old Trafford, M16 0DR

Guide Price £925,000

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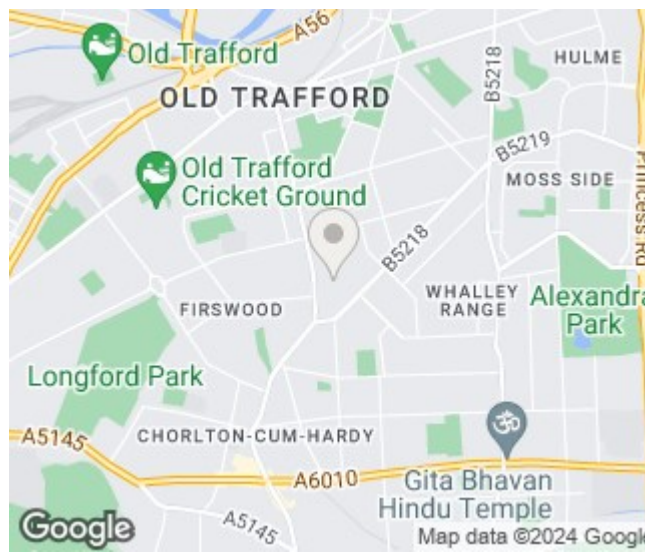
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## The Property

\*\*\*NO CHAIN\*\*\* Located on one of Old Traffords most sought after tree-lined roads is this superbly presented, double fronted FIVE BEDROOM DETACHED PERIOD FAMILY RESIDENCE, boasting a substantial 150ft SOUTH-WEST FACING garden. This characterful home provides in excess of 3000sqft versatile accommodation over three floors and cellars and benefits from having MANY ORIGINAL FEATURES RETAINED as well as both a DRIVEWAY AND GARAGE providing off road parking for multiple vehicles. The property further benefits from being positioned within walking distance of all local amenities, Chorlton Village and only 0.3 miles from the Metro (Firswood) providing fast access to both the City Centre and nearby airport. The extensive accommodation briefly comprises: double doors open to the entrance vestibule, entrance hallway, 20ft living room with large bay window, sitting room with original fireplace, 33FT OPEN PLAN LIVING/DINING/KITCHEN, utility room, side porch, garage, external w/c, store room. To the first floor there are four well proportioned double bedrooms, the main with large bay window, recently fitted bathroom/wet room with freestanding bath and separate w/c whilst the second floor reveals a fifth bedroom/study. The multiple cellar chambers provide useful storage space as well as scope for conversion to further expand the generous living accommodation. Externally, to the front of the property is a mature landscaped garden, large driveway and garage while to the rear, a truly magnificent garden which enjoys a South-Westerly aspect and extends to approximately 150ft in length has been superbly landscaped with large lawn, multiple patio areas and mature trees and shrubbery. Gas central heating has been installed throughout and an internal viewing of this fine home is most highly recommended. Council tax E. EPC E

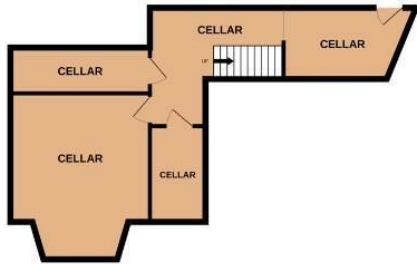
- NO CHAIN
- Five bedrooms and three reception rooms
- 33ft open plan living/dining/kitchen
- 150ft South-West facing rear garden (approximately)
- Many original features retained
- Highly regarded tree-lined road
- Ideally placed for all local amenities and transport links
- Walking distance to Chorlton Village and the Metro (Firswood, 0.3 miles)
- Driveway and garage providing off road parking for multiple vehicles
- Ideal family residence



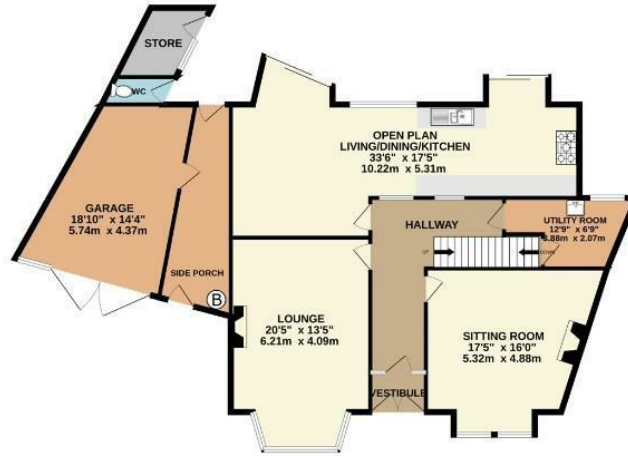
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



BASMENT  
162 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR  
1460 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.4 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 3080sq.ft. (286.1 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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