



Jordan fishwick

11 Clarendon Road West, Chorlton, M21 0RN

Guide Price £475,000

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The Property

*****NO CHAIN***REQUIRES MODERNISATION***** Positioned on a well regarded road within walking distance of Chorlton Village and all local amenities is this delightful **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** in need of modernisation and updating. This splendid property will prove an ideal family home, offering spacious and light family accommodation of excellent proportions over two floors and cellars. There is **SCOPE TO EXTEND AND CONVERT BOTH THE LOFT AND CELLARS** to additional living accommodation and the property further benefits from having **MANY ORIGINAL FEATURES RETAINED** such as the fireplaces, coving and stained glass windows. Located only a short stroll from Chorlton Village and all local amenities and transport links, including the Metro, this superb property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, dining kitchen, sitting room with patio door opening to the rear garden, wet room. To the first floor there are three well proportioned double bedrooms with both the main and second benefitting from large bay windows and bathroom, fitted with a three piece suite. The multiple cellar chambers provide useful storage space. Externally, to the front of the property is a walled garden with gated path leading to the front door and there is **POTENTIAL TO CREATE OFF ROAD PARKING**. To the rear, a spacious walled garden has been mainly laid to lawn and there are large beds with mature plants and shrubbery. An internal viewing is strongly recommended.

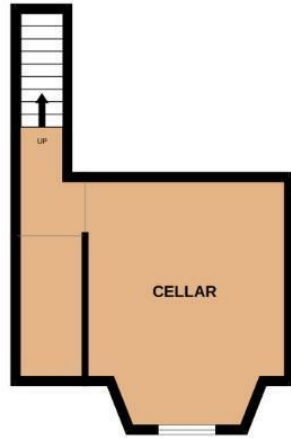
- NO CHAIN
- Delightful semi detached period property
- Three double bedrooms and two bathrooms
- Requires modernisation and updating
- Spacious rear garden with large lawn
- Many original features retained
- Well regarded road within walking distance of Chorlton Village and the Metro
- Scope to convert both the loft and cellars
- Two reception rooms plus dining kitchen
- Potential to create off road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
238 sq.ft. (22.1 sq.m.) approx.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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