



*Jordan fishwick*

54 Claridge Road, Chorlton, M21 9WG

Guide Price £515,000

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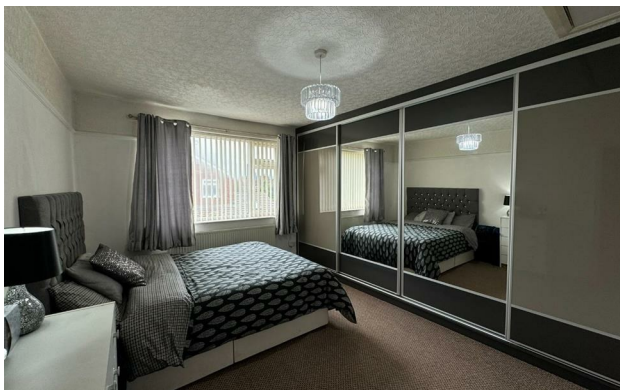
### The Property

A well presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY position on a larger than average CORNER PLOT within walking distance of Chorlton Village and Longford Park. This splendid property provides spacious and light accommodation throughout, ideal for a young couple or family and benefits from well maintained gardens to three sides and there is SIGNIFICANT SCOPE FOR FURTHER EXTENSION (STPP). The property further benefits from being conveniently placed for all local amenities in Chorlton Village, multiple local schools and parks as well as transport links including the Metro. The accommodation briefly comprises: covered porch, entrance hall, lounge with large bay window, 25ft sitting/dining room with sliding patio doors opening to the rear garden, 20ft breakfast kitchen, cloakroom/wc. To the first floor there are three well-proportioned bedrooms and a bathroom, fitted with a modern three piece suite. To the second floor there is a useful loft room access via a drop-down ladder. Gas central heating and double glazing are installed throughout. Externally, there is a lawned rear garden and a gated block-paved driveway providing off-road car parking completing the impressive specification. An internal viewing is highly recommended. Council Tax Band C. EPC Band C.

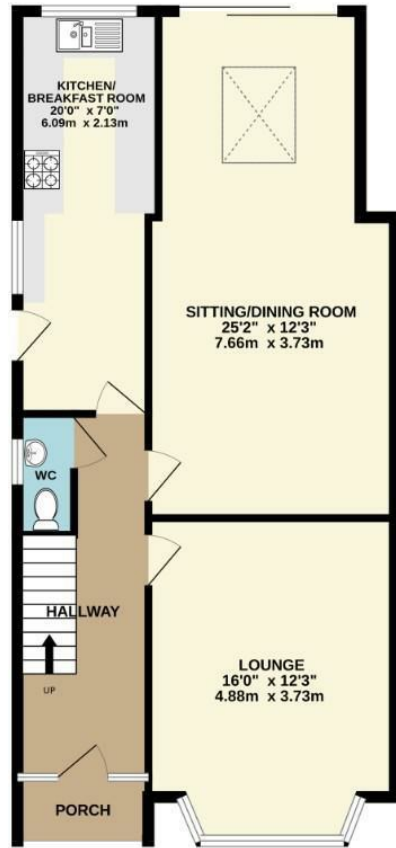
- Well presented and extended semi detached property
- 25ft sitting/dining room plus spacious lounge
- Large corner plot
- Gated driveway providing off road parking for multiple vehicles
- Walking distance to Chorlton Village and Longford Park
- Three double bedrooms + loft room, accessed via drop down ladder
- Significant scope for further extension (STPP)
- Ideal family home
- Double glazing and gas central heating throughout



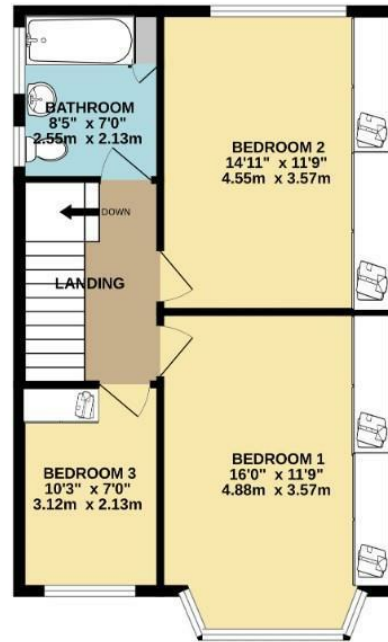
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



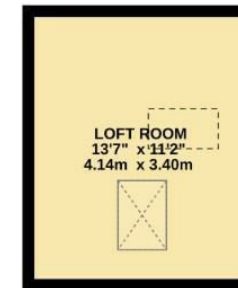
GROUND FLOOR  
743 sq ft. (69.1 sq.m.) approx.



1ST FLOOR  
555 sq ft. (51.5 sq.m.) approx.



2ND FLOOR  
151 sq ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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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