



*Jordan fishwick*

7 Chandos Road South, M21 0TH  
Guide Price £895,000



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Chorlton, M21 0TH**

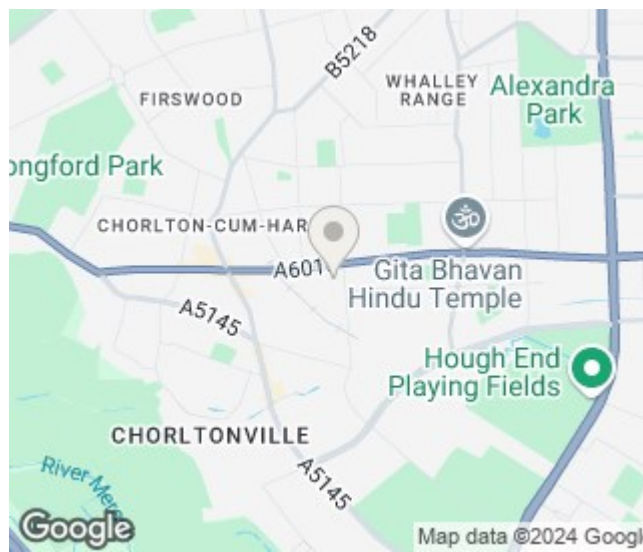
**Guide Price £895,000**



### The Property

**\*\*\*NO CHAIN\*\*\*** A substantial FIVE DOUBLE BEDROOM, THREE BATHROOM SEMI DETACHED PERIOD FAMILY RESIDENCE located on one of Chorlton's most highly regarded tree-lined roads. This superb property provides spacious and versatile ACCOMMODATION OVER THREE FLOORS and cellars and is ideally located within walking distance of all amenities and transport links in Chorlton Village as well as multiple local schools and parks. The property benefits from having MANY ORIGINAL FEATURES RETAINED as well as a DRIVEWAY with electric vehicle charging point as well as a DETACHED GARAGE providing off road parking and is offered for sale in MOVE-IN READY CONDITION. The delightful accommodation briefly comprises: covered porch, spacious entrance hallway, 19ft lounge, dining room with French patio doors opening to the rear garden, extended dining kitchen with bi-folding doors and large Velux skylight window. To the first floor are three well proportioned double bedrooms, including the 19ft main bedroom with large bay window and EN-SUITE shower room, and main family bathroom fitted with a modern three piece suite. The second floor reveals two further good sized bedrooms and shower room. Gas central heating has been installed throughout. Externally, to the front is a driveway providing off road parking for one vehicle and a walled garden with well stocked bed and to the side, a shared driveway leads to the detached garage. To the rear is an excellent walled garden which has been mainly laid to lawn and features a raised timber decking. An internal viewing of this fine home is most highly recommended. Council tax band D. EPC rating E.

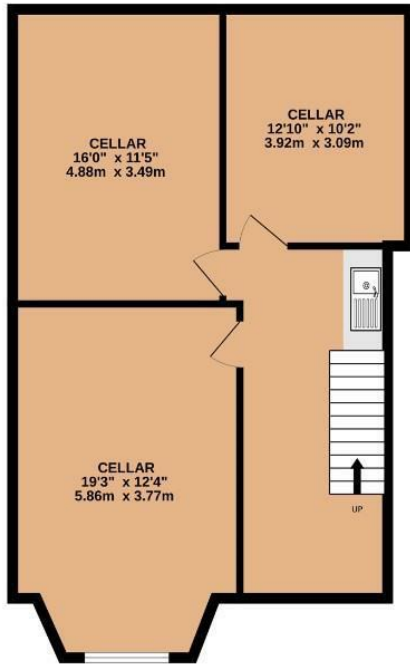
- NO CHAIN - Superbly presented semi detached period family residence
- Five double bedrooms and three bathrooms
- Three reception rooms
- Many original features retained
- Highly regarded and sought after tree-lined road
- Versatile accommodation over three floors and cellars
- Driveway and detached garage providing off road parking with electric vehicle charging port
- Walking distance to all local amenities, schools and parks
- Move-in ready condition
- Council tax band D. EPC rating E.



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>48</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	



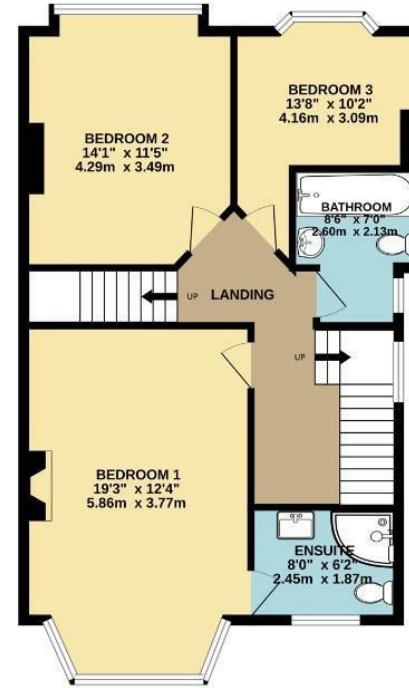
CELLARS  
695 sq.ft. (64.6 sq.m.) approx.



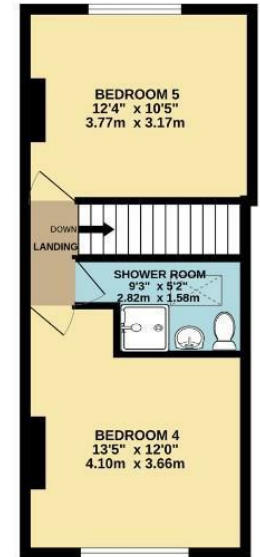
GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 2536 sq.ft. (235.6 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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