



Jordan fishwick

61 Corkland Road, Chorlton, M21 8XS

Guide Price £695,000



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The Property

A beautifully presented garden fronted FOUR BEDROOM SEMI DETACHED PERIOD PROPERTY, situated on a sought after road just a stone's throw from Chorlton Village. This delightful property, boasting both GATED OFF ROAD PARKING and LANDSCAPED GARDENS TO THE FRONT AND REAR provides spacious and light, versatile family 1750SQFT ACCOMMODATION OVER THREE FLOORS AND CELLARS. With TWO RECEPTION ROOMS PLUS SEVENTEEN FOOT BREAKFAST KITCHEN, this splendid property is not one to be missed. The delightful accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, dining room with French patio doors to the rear garden, seventeen foot breakfast kitchen, recently refitted with modern gloss white units and integrated appliances. The cellars provide useful storage space and have been reconfigured by the current owners to create a utility room/wc, workshop and pantry/store. To the first floor there are three excellently proportioned double bedrooms, the main benefitting from both fitted wardrobes and a full height bay window, and shower room whilst to the second floor, a further spacious bedroom which could easily be converted to a second bathroom. Externally, a landscaped garden with mature Maple tree and shrubbery and a gated driveway can be seen to the front of the property whilst to the rear, a superb garden with INDIAN STONE patio, manicured lawn and beds with mature plants and shrubbery. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

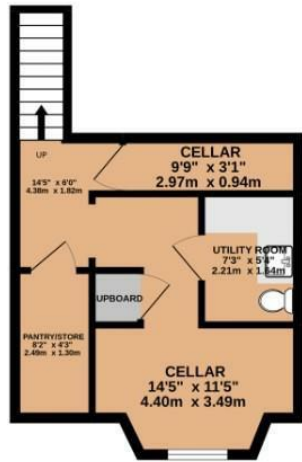
- Superbly presented four double bedroom semi detached property
- Sought after location just a stone's throw from Chorlton Village, the Metro and Beech Road
- Two reception rooms plus seventeen foot breakfast kitchen
- Landscaped gardens to both the front and rear
- Gated driveway providing off road parking
- 1750SQFT accommodation over three floors and cellars
- Reconfigured cellars with workshop, utility room/wc and store rooms
- Double glazing and gas central heating



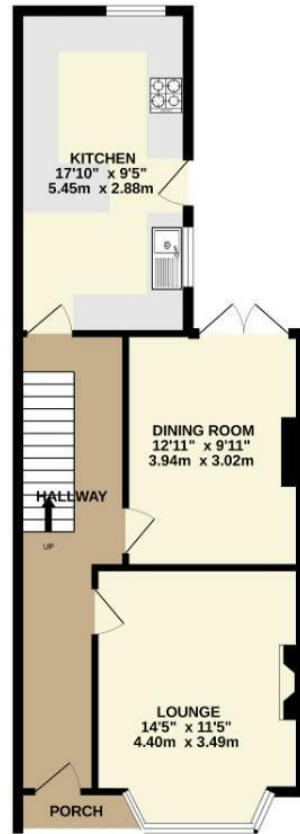
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



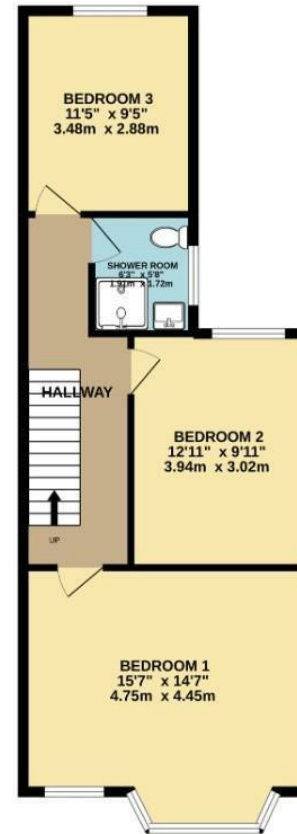
BASEMENT
278 sq.ft. (25.8 sq.m.) approx.



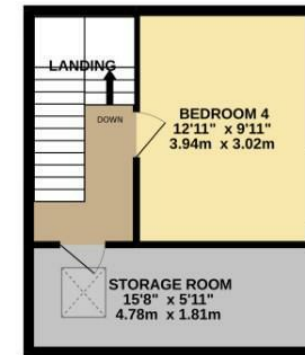
GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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