



Jordan fishwick

38 St. Werburghs Road, Chorlton, M21 0TJ

Guide Price £595,000



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Chorlton, Manchester, M21 0TJ**

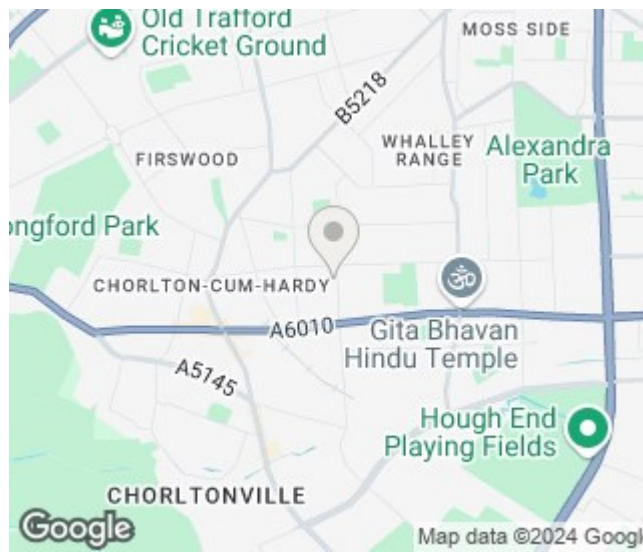
Guide Price £595,000



The Property

*****NO CHAIN***** A delightful **FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY** boasting spacious, versatile family **ACCOMMODATION OVER THREE FLOORS**. This superb property benefits from a **WEST FACING GARDEN** as well as **OPEN VIEWS OVER CRICKET GROUNDS** to the rear and is ideally located for all local amenities, within walking distance of Chorlton Village, multiple local schools, parks and the Metro which is only half a mile away. The property further benefits from both a **DRIVEWAY AND DETACHED GARAGE** providing off road parking for multiple vehicles. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden, 20ft dining kitchen, cloakroom w/c. To the first floor are three well proportioned double bedrooms and main bathroom, fitted with a modern suite and large walk in shower while to the second floor is the main bedroom with **EN-SUITE** shower room, fitted wardrobes and access to the large storage space within the eaves. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with mature plants and shrubbery and a block paved driveway, extending to the side of the property and leading to the detached garage. To the rear is a landscaped, fenced and enclosed garden, mainly laid to lawn with well stocked beds, multiple patio areas and a gate providing direct access to the cricket grounds beyond. An internal viewing of this fine home is most highly recommended. EPC E. Council Tax Band C.

- NO CHAIN
- Delightful semi detached 1920s property
- Four double bedrooms and two bathrooms
- West facing rear garden
- Open views over cricket grounds to the rear
- Driveway and detached garage providing off road parking
- Two spacious reception rooms + 20ft dining kitchen
- Ideally placed for all local amenities, schools and parks
- 0.5 miles to the Metro (Chorlton)
- Ideal family home



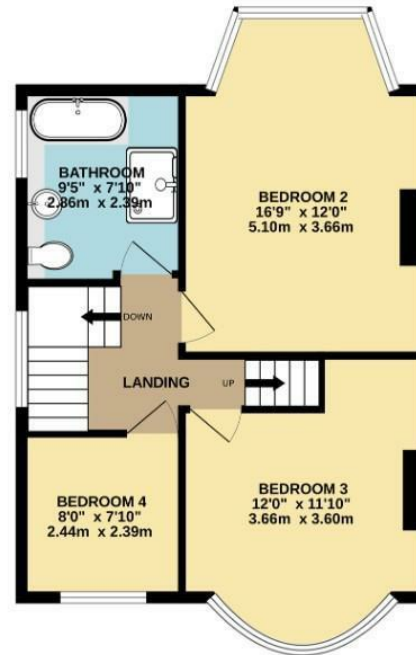
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



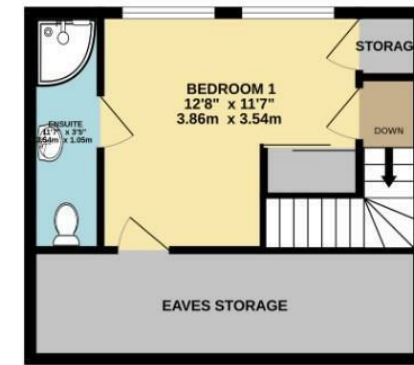
GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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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