



jordan fishwick

21 Daresbury Road, Chorlton, M21 9NA

Guide Price £637,000

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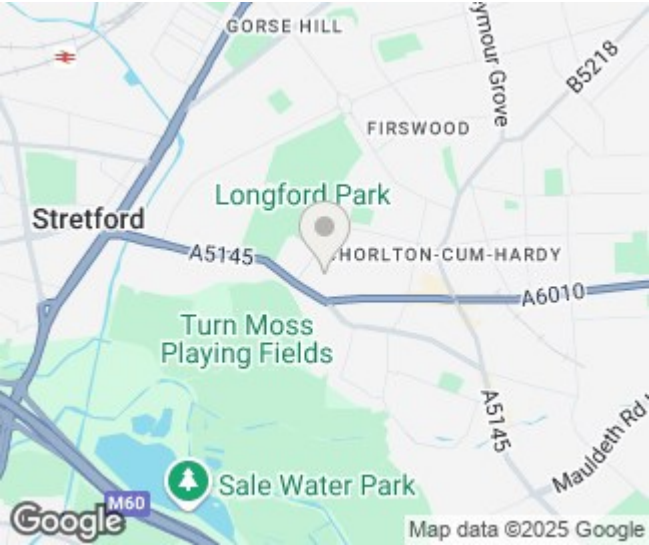
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The Property

A superbly presented THREE DOUBLE BEDROOM SEMI DETACHED PERIOD RESIDENCE boasting a wealth of original features throughout and an approximately 85ft REAR GARDEN. This delightful property provides spacious, versatile accommodation throughout and will prove an ideal family home, located within only a short stroll of Chorlton Village, all local amenities, the vibrant scene of Beech Road and Longford Park. The property further benefits from OFF ROAD PARKING, with a gated shared driveway leading to the DETACHED GARAGE and beautifully landscaped gardens to both the front and rear. The splendid accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window, dining kitchen, sitting room with large bay window and views over the rear garden. To the first floor there are three well proportioned double bedrooms, including the 16ft main bedroom and bathroom, fitted with a three piece suite with over bath shower. There is SIGNIFICANT SCOPE TO EXTEND (STPP) as well as converting the loft to further living accommodation. Externally, to the front of the property is a landscaped garden with well stocked beds and path leading to the front door along with a recently relayed shared driveway which extends to the side of the property leading to the detached garage. To the rear, a superb fenced and enclosed garden extends to approximately 85ft in length and has been mainly laid to lawn with large, well stocked beds and multiple patio areas. An internal viewing of this fine home is most highly recommended. Council Tax: C. EPC: D.

- Beautifully presented semi detached period property
- Three double bedrooms and three reception rooms
- 85ft rear garden (approx.)
- Detached garage providing secure off road parking
- Highly regarded road within walking distance of Chorlton Village
- Stone's throw from Longford Park
- Many original features retained throughout
- 0.7 miles to the Metro (Chorlton)
- Ideal family home
- Significant scope to extend (STPP)



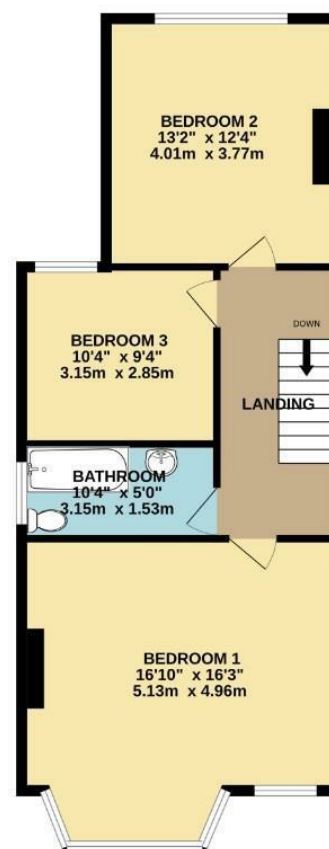
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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 misstatement. 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 is given to their operability or efficiency can be given.
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