



jordan fishwick

10 Hartington Road, Chorlton, M21 8UY
Guide Price £925,000



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Manchester, M21 8UY**

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The Property

*****COMPLETE CHAIN***** A superbly presented SIX DOUBLE BEDROOM, THREE BATHROOM SEMI DETACHED EDWARDIAN PROPERTY of character which benefits from a WESTERLY FACING GARDEN, OFF ROAD PARKING as well as spacious, versatile ACCOMMODATION OVER FOUR FLOORS. This magnificent property boasts a wealth of ORIGINAL FEATURES throughout and will prove an ideal family home, ideally placed within only a short stroll from all local amenities in Chorlton Village, the vibrant scene of Beech Road, multiple local schools and parks. The accommodation briefly comprises: covered porch, spacious entrance hallway with original stained glass windows, lounge with large bay window, OPEN PLAN LIVING/DINING/KITCHEN with shaker style units and integrated appliances, LOG BURNING STOVE and views over the rear garden. To the first floor there are three well proportioned double bedrooms and main family bathroom fitted with a modern four piece suite including freestanding bath while the second floor reveals two further good sized double bedrooms and shower room with feature tiled walls. The converted cellars provide further living accommodation which comprises: sixth double bedroom, second shower room, study, utility room, boiler room and additional storage space. Externally, to the front of the property is a walled garden and block paved driveway providing off road parking for one vehicle. To the rear, a walled garden enjoys a sunny Westerly aspect and features a large lawn, well stocked beds with mature plants and shrubbery and a stone flagged patio area. An internal viewing is most highly recommended. Sold with a complete chain - the vendors have had an offer accepted on a property that is sold with no onward chain. Council Tax: D.

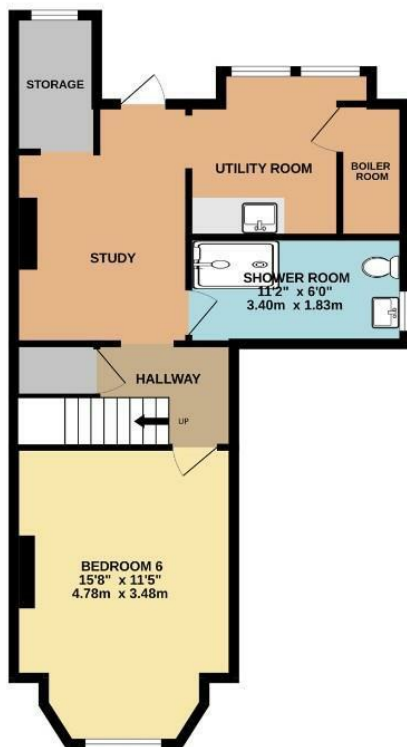
- COMPLETE CHAIN - the vendors have had an offer accepted on a property that is sold with no onward chain.
- Magnificent semi detached Edwardian family residence
- Six double bedrooms and three bathrooms
- Westerly facing rear garden
- Driveway providing off road parking
- Spacious, versatile accommodation over four floors
- Open plan living/dining/kitchen
- Short stroll from both Chorlton Village and Beech Road
- Ideally placed for multiple local schools, parks and the Metro
- Council Tax: D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



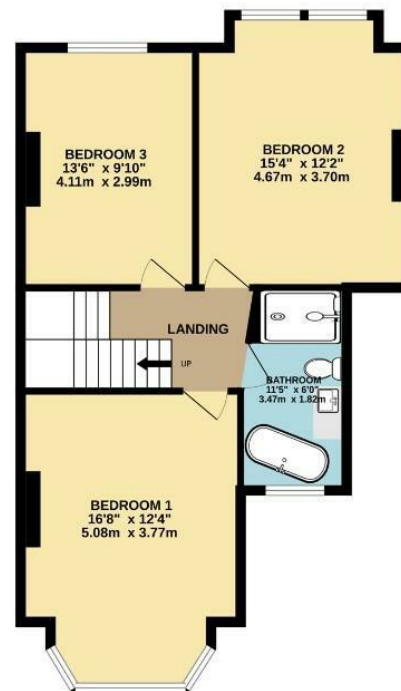
BASEMENT
590 sq.ft. (54.5 sq.m.) approx.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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