



jordan fishwick

20 Dartmouth Road, Chorlton, M21 8XJ

Guide Price £850,000



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The Property

A superbly presented and extended FIVE BEDROOM SEMI DETACHED PERIOD RESIDENCE boasting a larger than average WEST FACING GARDEN, DRIVEWAY AND 20FT OPEN PLAN LIVING/DINING/KITCHEN. This magnificent home has been tastefully modernised and updated by the current owners creating a contemporary family home while retaining MANY ORIGINAL FEATURES and offer spacious and versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS. The property is ideally located for all local amenities, situated on a well regarded road only a short stroll from Chorlton Village, the vibrant scene of Beech Road and the Metro which is less than half a mile away providing fast access to both the city centre and nearby airport. The splendid accommodation briefly comprises: covered porch, entrance hallway, 22ft lounge with dual aspect windows with original encapsulated stained glass, 20ft open plan living/dining/kitchen with BI-FOLDING DOORS opening to the landscaped garden and twin Velux skylight windows, utility room, w/c. To the first floor are three well proportioned double bedrooms, the main with EN-SUITE SHOWER ROOM and large bay window and main family bathroom which has been fitted with a modern three piece suite. The second floor reveals two further good sized bedrooms and useful storage space. The multiple cellar chambers provide further storage as well as scope for conversion to additional living accommodation. Externally, to the front of the property is a driveway providing off road parking for one vehicle and well stocked garden with decorative gravel and block paved path leading to the front door. To the rear is a delightfully landscaped garden with raised timber decking, large lawn, gazebo, ornamental pond and well stocked beds with an array of mature plants and shrubbery. Gas central heating has been installed throughout and an internal viewing is most strongly recommended. Council Tax: D.

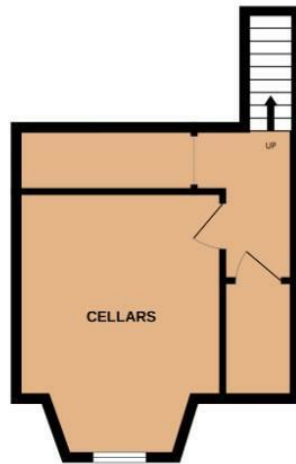
- Superbly presented and extended semi detached period property
- Five bedrooms and two bathrooms
- 22ft lounge + 20ft open plan living/dining/kitchen
- Landscaped West facing rear garden
- Driveway providing off road parking
- Many original features retained
- Well regarded road ideally situated for Chorlton Village, all local amenities, schools and parks
- Short stroll to Beech Road and the Metro (Chorlton, 0.4 miles)
- 2000sqft versatile family accommodation over three floors and cellars
- Council Tax: D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



BASEMENT
271 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 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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