



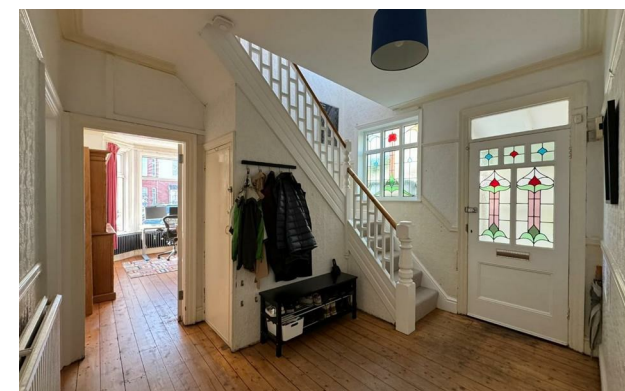
jordan fishwick

1 Dawlish Road, Chorlton, M21 8XR
Guide Price £725,000



1 Dawlish Road, Chorlton, Manchester, M21 8XR

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The Property

COMPLETE CHAIN Nestled on a quiet, sought after road equidistant to both Chorlton Village and Beech Road is this superbly presented FOUR BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character offering spacious, versatile accommodation over two floors and cellars. This superb property will prove an ideal family home and features MANY ORIGINAL FEATURES throughout as well as beautifully landscaped gardens to both the front and rear. Ideally positioned within walking distance of all local amenities, transport links, schools and parks, this splendid home is not one to be missed. The accommodation briefly comprises: enclosed porch, large reception hallway, with original stained glass window, 18ft lounge with original fireplace and flooring, dining room with dual aspect windows, eat in kitchen, utility room. To the first floor there are three well proportioned double bedrooms, each with original cast iron fireplaces, smaller fourth bedroom and bathroom, fitted with a modern three piece suite. The multiple cellar chambers currently provide useful storage space and there is scope to convert these, as well as the loft, to additional living accommodation. Both double glazing and gas central heating have been installed throughout and the boiler is still under warranty having only been replaced in 2022. Externally, to the front of the property is a walled garden with well stocked beds and gated path to the front door while to the rear, a superbly maintained garden has been mainly laid to lawn and features a stone flagged patio and deep beds stocked with an array of mature plants and shrubbery. An internal viewing is most strongly recommended. Sold with a complete chain - the vendors have already had an offer accepted on a property they wish to buy - please call 0161 860 4444 for more details. Council Tax: D.

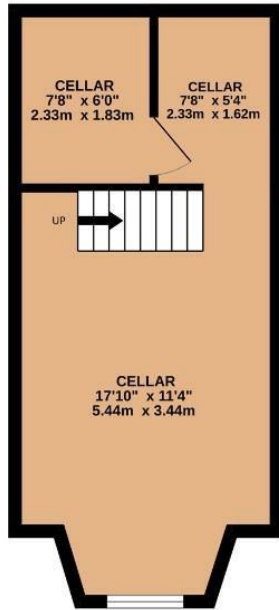
- COMPLETE CHAIN - the vendors have already had an offer accepted on a property they wish to purchase
- Superbly presented four bedroom semi detached Edwardian property
- Many original features throughout
- Well maintained gardens to both the front and rear
- Sought after road walking distance to Chorlton Village, Beech Road and the Metro
- Ideally placed for multiple local schools and parks
- Scope to convert both loft and cellars to additional living accommodation
- New boiler fitted in 2022 (7 years warranty remaining) and double glazing throughout
- Move-in ready family home
- Council Tax: D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



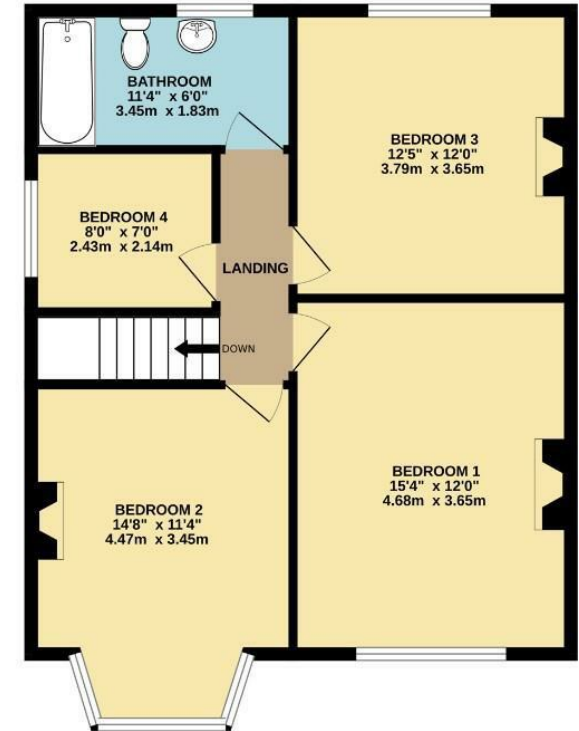
BASEMENT
275 sq.ft. (25.5 sq.m.) approx.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington