



jordan fishwick

28 Salisbury Road, Chorlton, M21 0SL
Guide Price £650,000



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The Property

NO CHAININVESTMENT OPPORTUNITY*** Located on a highly regarded and sought after road only a short stroll from both Chorlton Village and the Metro is this superb semi detached period property, currently configured as three self contained apartments. This delightful property will prove ideal for either those looking to expand their investment portfolio or to reconfigure into a single family home with spacious, versatile accommodation over three floors and cellars. The property benefits from both a driveway and garage providing off road parking and is ideally situated for all local amenities, transport links, parks and schools. The accommodation briefly comprises: communal hallway with stairs to all floors; ground floor - Flat 1 - entrance hallway, kitchen, lounge with large bay window, spacious double bedroom and bathroom. The second floor accommodation, Flat 2, comprises: large lounge with bay window, dining kitchen, large double bedroom and bathroom while the second floor reveals Flat 3, a well proportioned studio apartment with large lounge/bedroom, kitchen and bathroom. Double glazing and gas central heating have been installed throughout each apartment. An internal viewing is most strongly recommended. Each flat is Council Tax Band A. EPCS: Flat 1 - ordered. Flat 2 - D. Flat 3 - D.

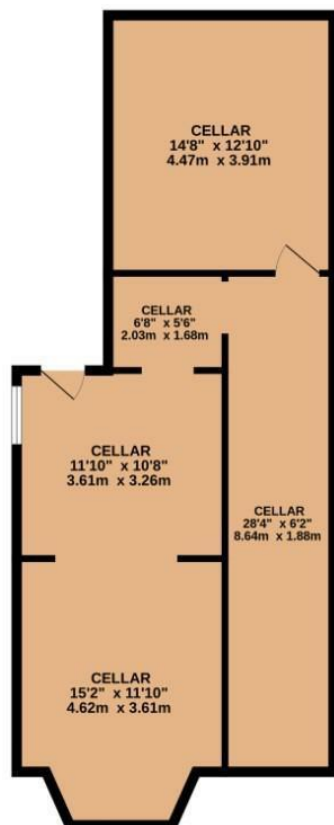
- NO CHAIN
- INVESTMENT OPPORTUNITY
- Substantial semi detached period property current configured as three self contained apartments
- Highly regarded road within walking distance of Chorlton Village
- Scope for conversion back to one single family home
- Spacious and light accommodation over three floors and cellars
- Driveway and garage providing off road parking
- Well placed for all local amenities and the Metro
- Each flat is Council Tax Band A. EPCS: Flat 1 - ordered. Flat 2 - D. Flat 3 - D



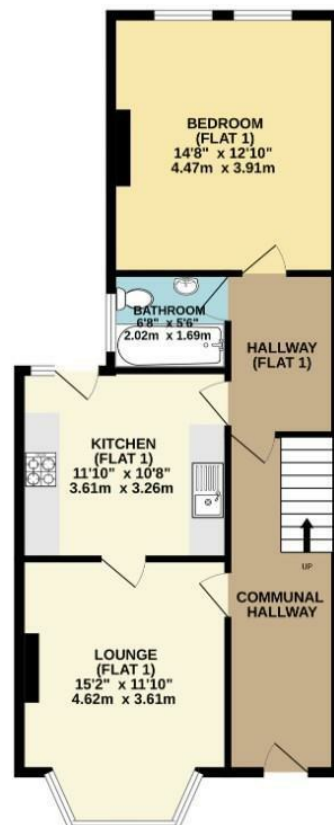
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



BASEMENT
693 sq.ft. (64.4 sq.m.) approx.



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2440 sq.ft. (226.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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