



*jordan fishwick*

67 St. Werburghs Road, Chorlton, M21 0UN  
Guide Price £740,000



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Chorlton, Manchester,  
M21 0UN**

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## The Property

**\*\*\*NO CHAIN\*\*\*** A truly splendid FIVE BEDROOM (FOUR DOUBLE) SEMI DETACHED 1930s PROPERTY, providing spacious family ACCOMMODATION OVER THREE FLOORS. This wonderful property is ideally situated for all local amenities, schools and transport links including the Metro and retains many ORIGINAL FEATURES throughout. Boasting a LARGE REAR GARDEN as well as DRIVEWAY AND GARAGE providing off road parking, this delightful property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, family room with bay window, EIGHTEEN FOOT LOUNGE with patio door to rear garden, stunning OPEN PLAN DINING KITCHEN with vaulted ceiling, Velux skylight windows and full height bi-folding doors opening to the rear garden and raised decking area, utility room, w/c, cloakroom. To the first floor there are three well proportioned bedrooms, both the main and second with large bay windows, and the main family bathroom, recently refitted with a modern three piece suite. The second floor reveals a further two excellent double bedrooms and shower room. Externally there is a garden and driveway for multiple vehicles to the front of the property whilst to the rear a superb fenced and enclosed garden has been mainly laid to lawn and features a raised decked seating areas as well as beds with mature plants and shrubs. Double glazing and gas central heating have been installed and an internal viewing comes most highly recommended. Council Tax: C. EPC: D.

- NO CHAIN
- Superbly presented semi detached 1930s property
- Five good sized bedrooms and two bathrooms
- Two reception rooms + 24ft open plan dining kitchen
- Driveway and garage providing off road parking
- Attractive 60 ft rear garden (approx.)
- Spacious family accommodation over three floors
- Walking distance to Chorlton Village and all local amenities
- Ideally placed for multiple local schools and the Metrolink
- Council Tax: C. EPC: D



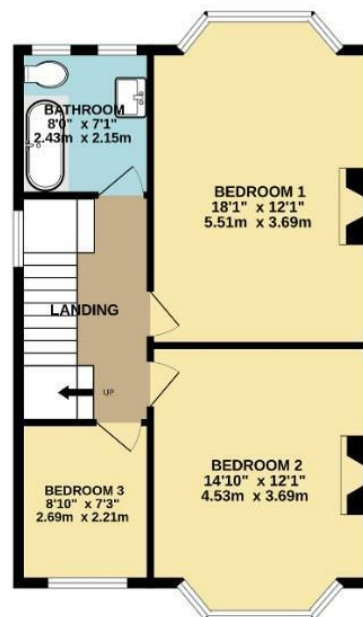
| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           |                                                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           | <b>75</b>                                                                                                   |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



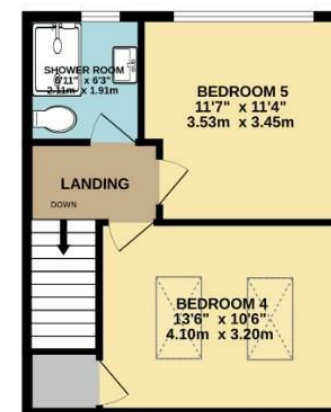
GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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