



jordan fishwick

32 Torbay Road, Chorlton, M21 8XD

Guide Price £875,000



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Manchester, M21 8XD**

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The Property

*****NO CHAIN***** An immaculately presented **FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY**, located on a well regarded road within only a short stroll of Chorlton Village and Beech Road. This superb property boasts a **31FT OPEN PLAN LIVING/DINING/KITCHEN** with large central island as well as **BI-FOLDING DOORS** opening to the **WESTERLY FACING REAR GARDEN** and will prove an ideal family home with spacious, versatile **ACCOMMODATION OVER THREE FLOORS** and cellars. The property further benefits from being offered for sale in **MOVE-IN READY** condition having been stylishly decorated throughout by the current owners and is located within easy reach of all local amenities, transport links including the Metro as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and **LOG BURNING STOVE**, 31ft open plan living/dining/kitchen with shaker style units, large central island, three Velux skylight windows and bi-folding doors which lead out to the landscaped Westerly facing garden. To the first floor there are three well proportioned double bedrooms and main bathroom, fitted with a modern four piece suite whilst the second floor reveals the 19ft main bedroom with **EN-SUITE** shower room, Juliette balcony with bi-folding doors, access to the large eaves storage cupboards and air conditioning. The cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation. Externally, to the front of the property is a shared driveway and landscaped garden with well stocked beds and Indian stone path leading to the front door. To the rear, a good sized fenced and enclosed garden enjoys a sunny Westerly aspect and features a large stone patio area, artificial lawn and large beds stocked with an array of mature plants and shrubs. An early viewing is most highly recommended. Council Tax: D. EPC: D

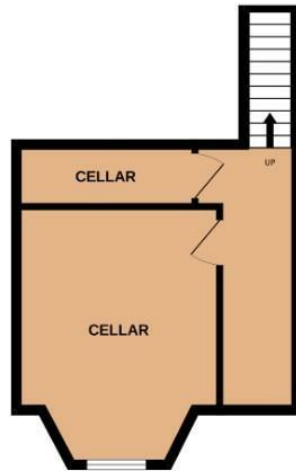
- NO CHAIN
- Immaculately presented semi detached period property
- Four double bedrooms and two bathrooms
- 31ft open plan living/dining/kitchen
- Westerly facing landscaped rear garden
- Spacious accommodation over three floors and cellars
- Highly regarded and sought after road within walking distance of Chorlton Village, Beech Road and the Metro
- Ideally placed for multiple local schools and parks
- Move in ready family home
- Council Tax: D. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	64	
England & Wales		EU Directive 2002/91/EC 



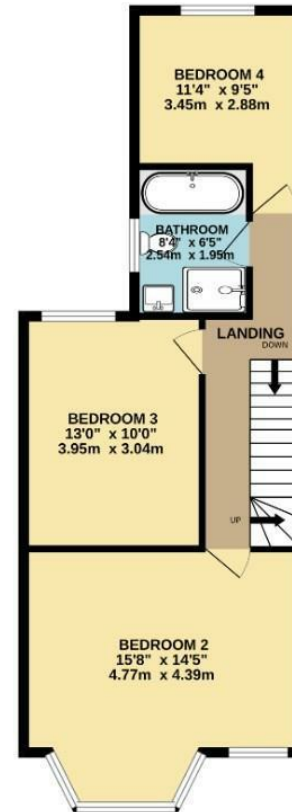
BASEMENT
275 sq.ft. (25.5 sq.m.) approx.



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 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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