



*jordan fishwick*

285 Withington Road, Chorlton, M21 0ZA  
Guide Price £625,000





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Manchester, M21 0ZA**

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### The Property

A superbly presented and significantly EXTENDED FOUR BEDROOM SEMI DETACHED 1930S PROPERTY offering spacious and light accommodation over three floors. This delightful property boasts a 29FT OPEN PLAN LIVING/DINING/KITCHEN as well as a large rear garden and DRIVEWAY providing parking for multiple vehicles and is ideally placed within only a short stroll of Chorlton Village, multiple local schools and parks. The property is offered for sale in MOVE-IN READY condition and will prove an ideal family home. The accommodation comprises of: enclosed porch, entrance hallway, lounge with large bay window, 29ft open plan living/dining/kitchen fitted with modern gloss units, large central kitchen island and French patio doors opening to the rear garden, cloakroom, w/c. To the first floor there are four well proportioned bedrooms, the main benefitting from a large bay window as well as an EN-SUITE shower room and main family shower room whilst the second floor reveals a loft room with sliding doors providing access to the large eaves storage space. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with lawn and driveway which extends to the side of the property. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features an Indian sandstone patio with a covered timber pergola. An internal viewing is most highly recommended. Council Tax: D. EPC: D



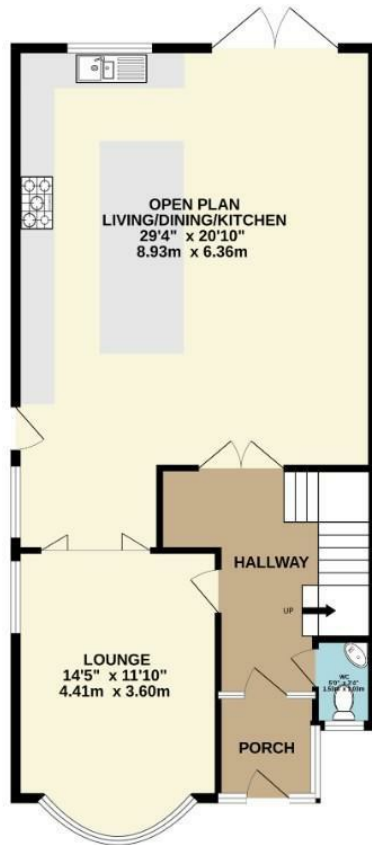
- Significantly extended semi detached 1930s property
- Four good sized bedrooms, two bathrooms + loft room
- 29ft open plan living/dining/kitchen
- Driveway providing off road parking
- Walking distance to Chorlton Village, all local amenities, schools and parks
- Move-in ready family home
- 0.6 miles to the Metrolink (St Werburghs Road)
- Council Tax: D. EPC: D



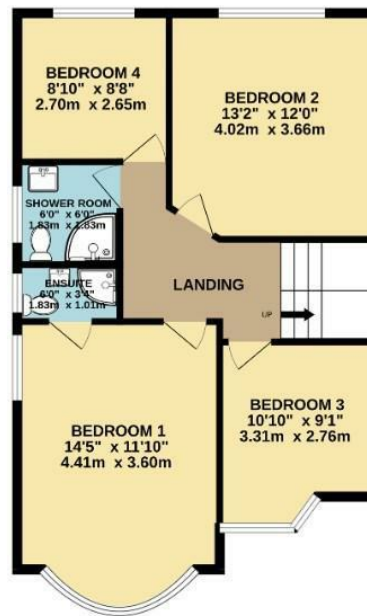
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



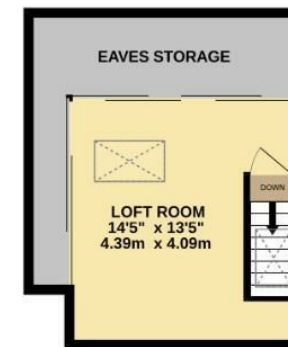
GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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