



jordan fishwick

5 Chatham Road, Old Trafford, M16 0DR
Guide Price £685,000



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The Property

Located on one of Old Trafford's most highly regarded roads is this superbly presented FOUR BEDROOM SEMI DETACHED PERIOD PROPERTY which provides spacious and light family accommodation throughout. The property benefits from a beautifully landscaped rear garden as well as a DRIVEWAY providing ample off road parking and is positioned within only a short stroll from all local amenities, transport links including the Metro and conveniently placed for Chorlton Village. The splendid accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window, sitting/dining room with LOG BURNING STOVE open to the garden room with triple Velux skylight windows and French patio doors opening to the garden, kitchen fitted with modern gloss units, integrated appliances and solid QUARTZ WORKTOPS, utility room/wc. To the first floor there are four well proportioned bedrooms, both the main and second benefitting from full height fitted wardrobes and shower room fitted with a modern three piece suite. The cellar chambers provide useful storage space and both double glazing as well as gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking and garden with large, well stocked beds. To the rear, a delightful landscaped garden features a vast array of mature plants and shrubbery, large lawn and two patio areas. An internal viewing is most highly recommended. Council Tax: D

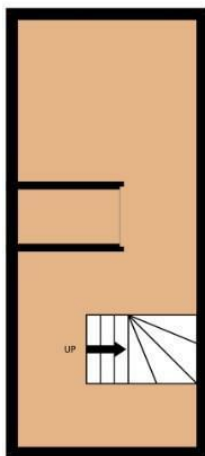
- Superbly presented semi detached period property
- Four well proportioned bedrooms + three reception rooms
- Beautifully landscaped rear garden
- Highly regarded road conveniently placed for Chorlton Village and the Metro
- Driveway providing off road parking
- Kitchen with solid Quartz worktops and integrated appliances
- Cellars providing useful storage space
- Ideal family home
- Council Tax: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



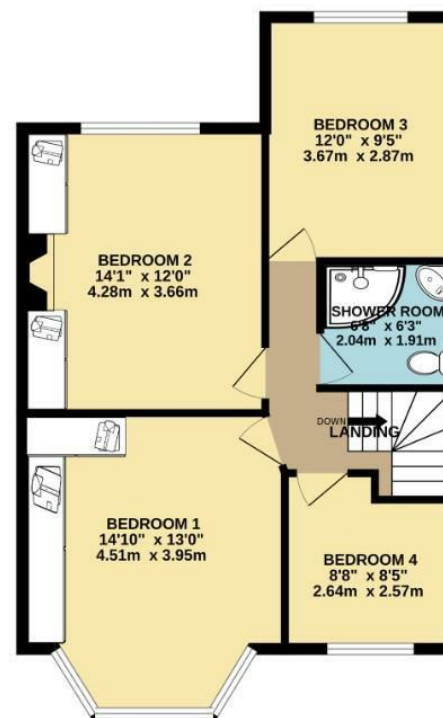
BASEMENT
205 sq.ft. (19.0 sq.m.) approx.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 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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