



jordan fishwick

22 Bentley Road, Chorlton, M21 9WD
Guide Price £725,000



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Manchester, M21 9WD**

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The Property

*****NO CHAIN***** Located on quiet residential CUL-DE-SAC well placed for Chorlton Village and all local amenities is this beautifully presented and significantly EXTENDED FIVE BEDROOM SEMI DETACHED 1930S PROPERTY which offers spacious and light accommodation ideal for a young family. This superb property is nestled in a larger than average corner plot has been tastefully updated and renovated to an excellent standard throughout by the current owners. The property further benefits from a 28FT OPEN PLAN LIVING/DINING/KITCHEN with bi-folding doors opening to the rear garden and is ideally placed within walking distance from Chorlton Village, Longford Park, the Metro and the vibrant scene of Beech Road. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with bay window and ORIGINAL FIREPLACE, 28ft open plan living/dining/kitchen with shaker style kitchen, large central island, twin Velux windows and bi-folding doors opening to the rear garden, utility room, cloakroom w/c. To the first floor there are five good-sized bedrooms, the main with original cast iron fireplace, bathroom and second shower room. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path to the front door. To the side/rear, a fenced and enclosed garden has been mainly laid to lawn and features a stone flagged patio area. An internal viewing is most highly recommended.

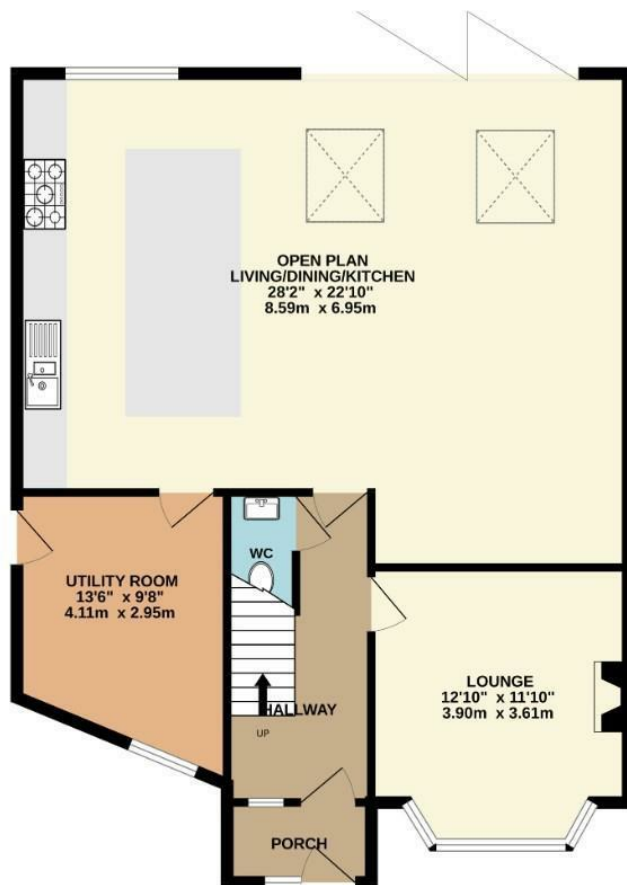
- NO CHAIN
- Superbly presented and significantly extended semi detached 1930s property
- Five good-sized bedrooms, two bathrooms + downstairs w/c
- 28ft open plan living/dining/kitchen
- Quiet yet central CUL-DE-SAC
- Well placed for all local amenities, schools + transport links
- Short stroll to Longford Park and Beech Road
- Move-in ready family home
- Council Tax: C. EPC: C



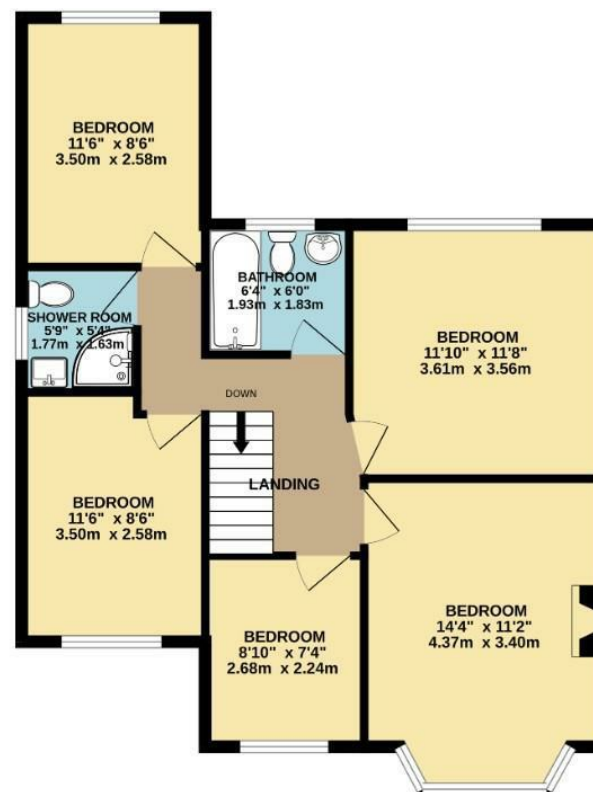
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1660 sq.ft. (154.2 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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