



*Jordan fishwick*

1 York Road, Chorlton, M21 9HP

Guide Price £995,000

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## The Property

**\*\*\*NO CHAIN\*\*\*** Located in the heart of Chorlton Village on a highly regarded and sought after road is this immaculately presented SIX DOUBLE BEDROOM DETACHED PERIOD PROPERTY, having been tastefully refurbished throughout to the highest of standards. This delightful property will prove an ideal family home boasting a TWENTY FOUR FOOT LIVING ROOM plus open plan dining kitchen as well as a SELF CONTAINED TWO BEDROOM APARTMENT to the converted cellars which could be let for circa £1200pcm. Offered for sale in MOVE-IN CONDITION, this superb property is not one to be missed and further benefits from OFF ROAD PARKING for two vehicles and a larger than average rear garden. The accommodation briefly comprises: covered porch, entrance hallway, 24ft lounge with windows to three aspects, family room with large bay window, open plan dining kitchen fitted with SOLID STONE WORKTOPS, utility room/wc. To the first floor are four double bedrooms, all of excellent proportions with the main benefiting from an EN-SUITE shower room and the main family bathroom, fitted with a modern four piece suite. The cellars have been converted to a self contained two double bedroom lower ground floor apartment, providing over 900sqft accommodation which comprises: Twenty four foot open plan living/dining/kitchen with patio door opening to the private rear terrace, two well proportioned double bedrooms and shower room, fitted with a modern three piece suite. Externally, to the front of the property is a driveway with decorative gravel and electric car charging point. To the rear is a landscaped garden mainly laid to lawn with raised wooden decking, block paved patio and mature beds with wooden boundaries. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. No onward chain.

- NO CHAIN
- Immaculately presented DETACHED period property
- Six double bedrooms + three reception rooms
- Off road parking for two vehicles
- Highly regarded road only a minutes walk from Chorlton village
- Ideally placed for all local amenities and transport links
- Self contained two bedroom apartment to the converted cellars
- Ideal family home
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



1A YORK ROAD  
(LOWER GROUND FLOOR)  
920 sq.ft. (85.5 sq.m.) approx.



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 2740 sq.ft. (254.6 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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