



*Jordan fishwick*

12 Darley Road, Old Trafford, M16 0DQ  
Guide Price £685,000



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## The Property

Positioned on a highly regarded TREE-LINED ROAD is this superbly presented and EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, boasting a SOUTH FACING GARDEN as well as OFF ROAD PARKING. This delightful property will prove an ideal family home, offered for sale in MOVE-IN READY CONDITION and conveniently situated within walking distance of Chorlton Village, all local amenities and only 0.3 miles to the Metro (Firswood). The property further benefits from having MANY ORIGINAL FEATURES RETAINED including stained glass (now incapsulated) and there are three spacious reception rooms, including a garden room with bi-folding doors opening to the landscaped rear garden. The accommodation briefly comprises: spacious reception hallway, 17ft lounge with original stained glass bay window and LOG BURNING STOVE, sitting room, open plan dining/kitchen, garden room, cloakroom w/c. To the first floor there are four well proportioned double bedrooms, the main with full height fitted wardrobes and bathroom, fitted with a modern four piece suite. The multiple cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation. Partial double glazing and gas central heating have been installed. Externally, to the front of the property is a walled garden and shared driveway. To the rear, a superbly landscaped garden enjoys a Southerly aspect with raised patio, ornamental pond and large beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC Band E.



- Superbly presented semi detached Edwardian property
- South facing rear garden
- Many original features retained
- Four double bedrooms and three reception rooms
- Highly regarded tree-lined road
- Walking distance to Chorlton Village and all local amenities
- 0.3 miles to the Metro (Firswood)
- Scope to convert both loft and cellars
- Ideal family home

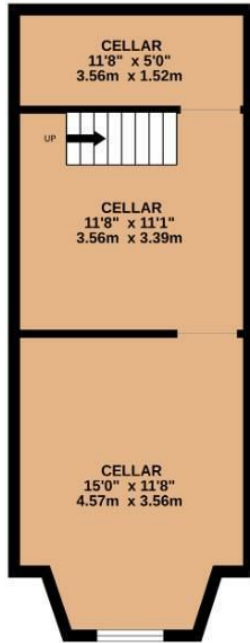


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





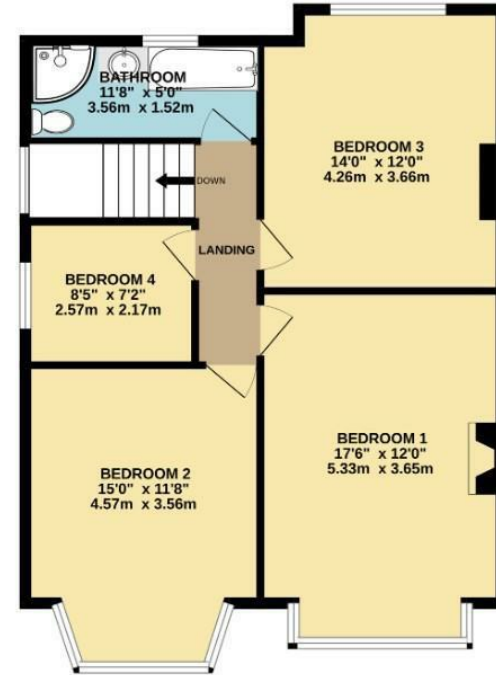
BASEMENT  
350 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1905 sq.ft. (176.9 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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