



*Jordan fishwick*

1 Clifton Road, Chorlton, Manchester, M21 8UX  
Guide Price £795,000



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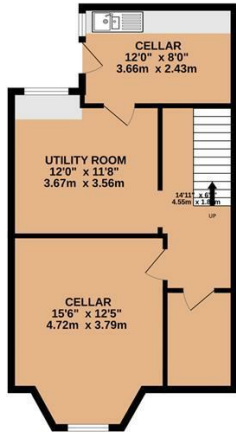
## 1 Clifton Road, Chorlton, Manchester, M21 8UX

\*\*\*NO CHAIN\*\*\* Located on a quiet and well regarded CUL-DE-SAC ideally situated for both Chorlton Village and Beech Road is this superbly presented FOUR DOUBLE BEDROOM, THREE BATHROOM SEMI DETACHED EDWARDIAN FAMILY RESIDENCE which boasts both a DRIVEWAY AND GARAGE providing off road parking along with a wealth of ORIGINAL FEATURES throughout. This wonderful property will prove an ideal family home with spacious and light ACCOMMODATION OVER THREE FLOORS and cellars and further benefits from having been recently redecorated throughout. All local amenities and transport links, including the Metrolink, are only a short stroll away plus the vibrant scene of Beech Road and multiple local schools are within walking distance. The superb accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window which benefits from original stained glass and fireplace, kitchen, sitting/dining room with LOG BURNING STOVE and French patio doors leading out to the rear garden, wet room. To the first floor there are three generously proportioned double bedrooms, each boasting an original cast iron fireplace and the 18ft principle bedroom also benefitting from a large bay window and main family bathroom while the second floor reveals a further 18ft bedroom with original fireplace and shower room. The multiple cellar chambers provide useful storage space and a utility room. Externally to the front of the property is a walled garden with mature hedgerow borders along with a driveway and detached garage, positioned to the side which provide off road parking for multiple vehicles. To the rear a fenced and enclosed garden features an array of mature plans and shrubs. An internal viewing is most highly recommended.



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**BASEMENT**  
540 sq.ft. (50.2 sq.m.) approx.



**GROUND FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**1ST FLOOR**  
670 sq.ft. (62.2 sq.m.) approx.



**2ND FLOOR**  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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