



*jordan fishwick*

41 Torbay Road, Chorlton, M21 8XE

Guide Price £795,000



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### The Property

Nestled on a highly regarded and sought after tree-lined road only a short stroll from Chorlton Village and Beech Road is this delightful FOUR DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED PERIOD PROPERTY of character offering spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. This superb property boasts MANY ORIGINAL FEATURES throughout and benefits from a DRIVEWAY providing convenient off road parking as well as a DETACHED GARDEN ROOM/STUDIO and will prove an ideal family home. The property further benefits from being situated within easy walking distance from all local amenities, schools and parks plus the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, LOG BURNING STOVE and timber bi-folding doors open to the sitting/dining room with French patio doors leading to the rear garden, 18ft dining kitchen fitted with modern shaker style units and solid wooden worktops. To the first floor there are three generously proportioned double bedrooms, the main benefitting from a large bay window and full height fitted wardrobes and main bathroom, fitted with a three piece suite while the second floor reveals a further good sized double bedroom with large fitted wardrobe, access to eaves storage and separate shower room, fitted with a three piece suite. The multiple cellar chambers provide useful storage space and utility room. Externally, to the front of the property there is a garden with low level brick boundary, well stocked beds and a block paved driveway. To the rear, a good sized fenced and enclosed garden enjoys multiple patio areas, a variety of mature plants and shrubs including both an apple tree and grape vine plus there is the detached garden room studio, ideal for a variety of uses. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

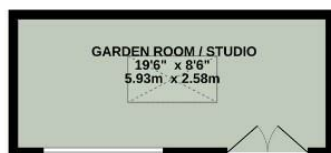
- Superbly presented semi detached Edwardian property of character
- Four double bedrooms, two bathrooms + four reception rooms
- Spacious versatile accommodation over three floors and cellars
- Highly regarded tree-lined road in the heart of Chorlton Village
- Many original features throughout
- Short stroll from all local amenities, schools and transport links
- Driveway providing convenient off road parking
- Walking distance from Beech Road, the Metro and multiple parks
- Ideal family home



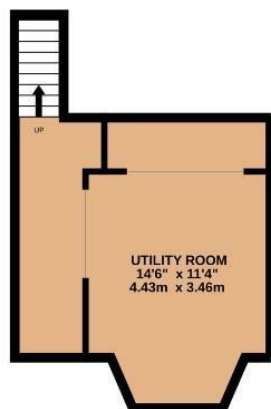
| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) <b>A</b>                          |         |                                                                                                                |
| (81-91) <b>B</b>                            |         |                                                                                                                |
| (69-80) <b>C</b>                            |         |                                                                                                                |
| (55-68) <b>D</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<br>2002/91/EC  |



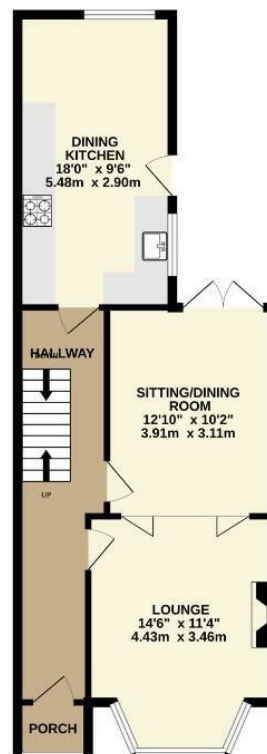
GARDEN ROOM  
160 sq.ft. (15.3 sq.m.) approx.



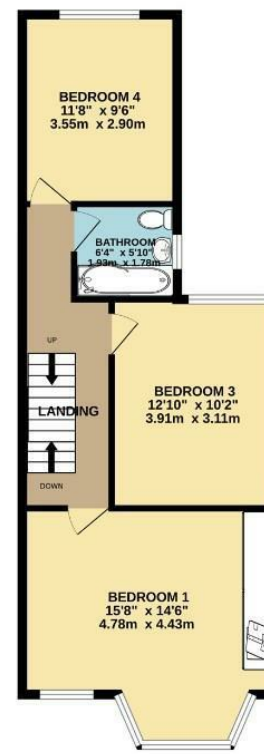
BASEMENT  
272 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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