



*Jordan fishwick*

5 Sefton Road, Chorlton, M21 8UU

Guide Price £950,000

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## The Property

\*\*\*NO CHAIN\*\*\* Located on a quiet residential CUL-DE-SAC in the heart of Chorlton Village is this immaculately presented and BRAND NEWLY RENOVATED FIVE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN FAMILY RESIDENCE. Having undergone a complete back-to-brick renovation this spectacular property has been stylishly updated and modernised throughout to the highest of standards creating a contemporary and MOVE-IN READY family home with period charm and character throughout. Located conveniently close to all local amenities, this residence is perfectly positioned for easy access to shops, schools, and parks making it an ideal choice for families seeking a vibrant community. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, bespoke cabinetry and remote controlled gas fire open to the sitting/dining room, modern fitted kitchen with integrated AEG appliances, solid QUARTZ COUNTERTOPS and UNDERFLOOR HEATING, useful utility room. The first floor reveals the principal bedroom suite with spacious EN-SUITE shower room, two further generously proportioned double bedrooms and main shower room, while the second floor reveals a fourth double bedroom and additional bathroom. The converted lower ground floor reveals a fifth bedroom/ family room, a further reception room, ideal for use as a cinema/media room or home gym, boot room and plant room. Outside, the property features a driveway that provides off-road parking, ensuring convenience for you and your guests. The newly landscaped rear garden is an ideal space for outdoor activities, gardening, or simply enjoying the fresh air in a peaceful setting. The property has been re-wired, re-plumbed, re-roofed, re-plastered and decorated plus benefits from brand new double glazing and central heating throughout.

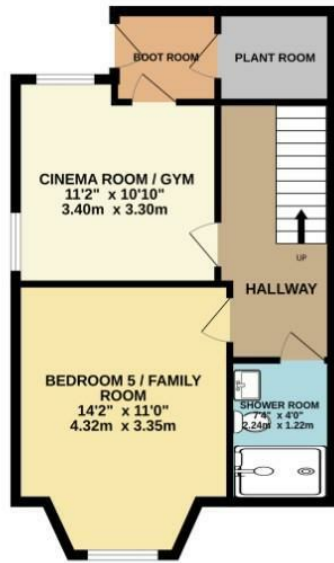
- NO CHAIN
- Brand newly renovated semi detached Edwardian family residence
- Four floors of versatile, move-in ready accommodation
- Driveway and landscaped rear garden
- Five bedrooms, four bathrooms + three reception rooms
- Ideally placed for all local amenities and transport links in Chorlton Village
- Quiet residential CUL-DE-SAC
- Walking distance from multiple local schools, parks and Beech Road
- Re-wired, re-plumbed, re-roofed, re-plastered and decorated plus new double glazing and central heating throughout.



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 2002/91/EC 	



LOWER GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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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