



*Jordan fishwick*

26 Hurstville Road, Chorlton, M21 8DH

Guide Price £575,000



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### The Property

A beautifully presented and EXTENDED arts and crafts style THREE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY which offers a perfect blend of character and modern living having had MANY ORIGINAL FEATURES retained. The property is ideally located within walking distance to the vibrant Beech Road and Chorlton Village, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the nearby Metro offers excellent transport links, making access to both the city centre and nearby airport a breeze. The property further benefits from both a DRIVEWAY AND GARAGE providing ample off road parking as well as a beautiful and well stocked rear garden which extends to approximately 50ft. The accommodation briefly comprises: covered porch, entrance hallway with original stained glass window and door, spacious lounge with large bay window, sitting/dining room opening to the conservatory, 16ft kitchen, cloakroom/wc. The first floor reveals three good sized bedrooms, the main benefitting from a bay window and bathroom fitted with a modern three piece suite and subway tiling. Externally there is a gated decorative gravel driveway to the front of the property which extends to the side leading to the detached garage. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features a decorative gravel seating area along with a vast array of mature plants and shrubs. Gas central heating has been installed throughout and the property is welcomed to the market for the first time in three decades making it a rare find in a desirable area is perfect for those seeking a home with character and convenience. Do not miss the opportunity to make this charming property your own.

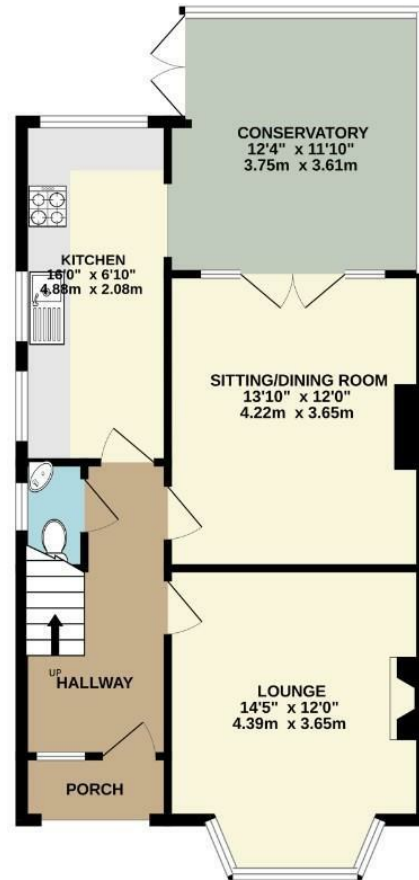
- Superbly presented semi detached property of character
- Three good sized bedrooms and three reception rooms
- Highly regarded tree-lined road
- Gated driveway and detached garage
- Beautiful mature rear garden with a vast array of plants and shrubs
- Walking distance from Beech Road, Chorlton Village and the Metro
- Many original features retained
- Ideal for a couple or family
- Council Tax: C. EPC: D



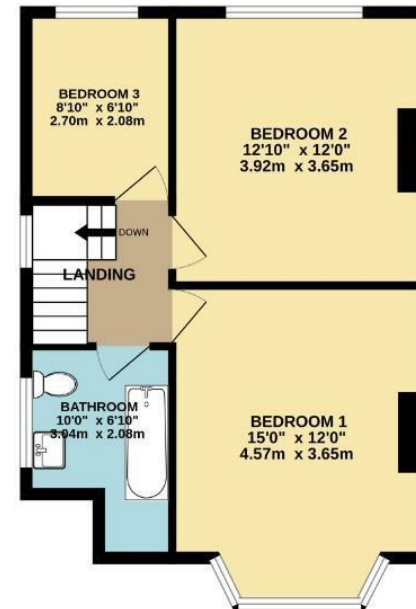
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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