jordan fishwick

398 Mauldeth Road West, Chorlton, M21 7RB

Guide Price £470,000

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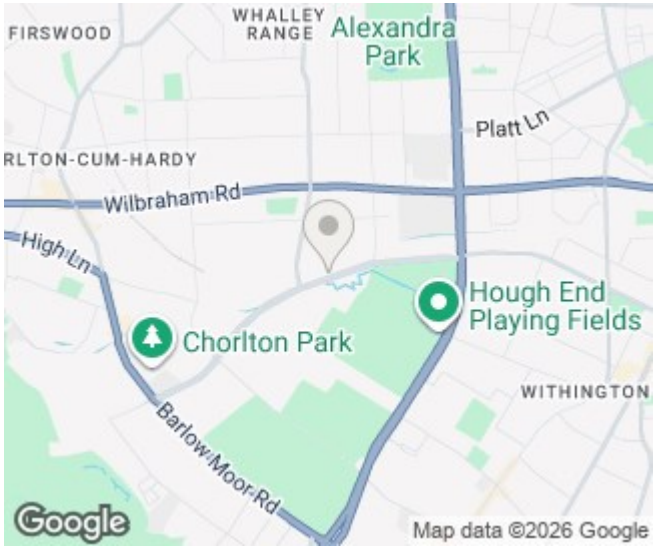
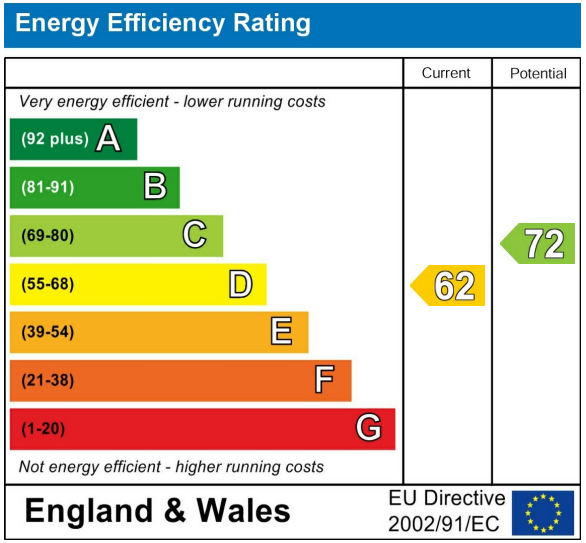
The Property

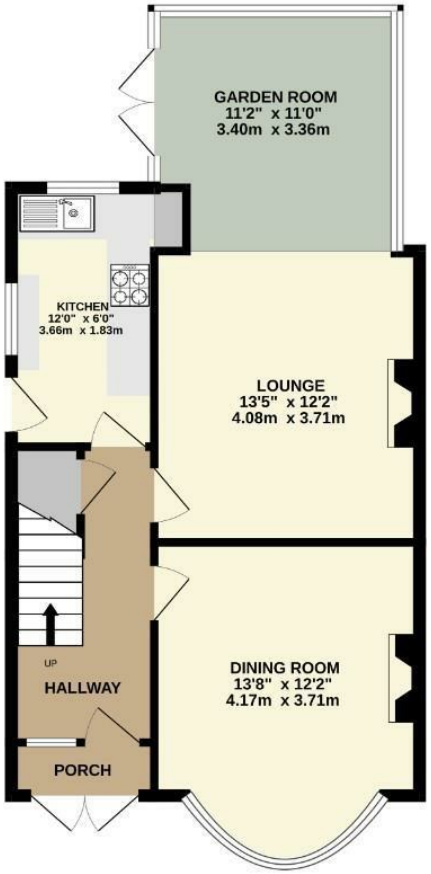
A superbly presented and EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY located on a well regarded road adjacent to Hough End Playing Fields and allotments. This delightful property is offered for sale in MOVE-IN READY condition having been updated throughout by the current owners and provides spacious and light accommodation, ideal for a couple or family. The property further benefits from being located only a short stroll from all local amenities, schools and transport links including the Metro providing fast access to both the city centre and nearby airport. The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge open to the garden room with vaulted skylight window and French patio doors opening to the rear garden, dining room with large bay window, modern fitted kitchen. To the first floor there are three good sized bedrooms, the main benefitting from a large bay window and full height fitted wardrobes, second also benefitting from a large bay window, bathroom and separate w/c. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property there is a walled garden with mature plants and shrubbery plus there is a large gated driveway which extends to the side leading to the DETACHED GARAGE. To the rear a fenced and enclosed garden extends to approximately 65ft in length and features a large lawn, stone flagged patio area and an array of mature plants and shrubs.

- Superbly presented and extended semi detached 1930s property
- Three good sized bedrooms + three reception rooms
- Gated driveway and detached garage providing off road parking
- Move-in ready condition
- Well placed for all local amenities, schools and the Metro
- Located opposite parkland and allotments
- 65ft rear garden (approx.)
- Ideal for a couple or family
- Council Tax: C. EPC: D

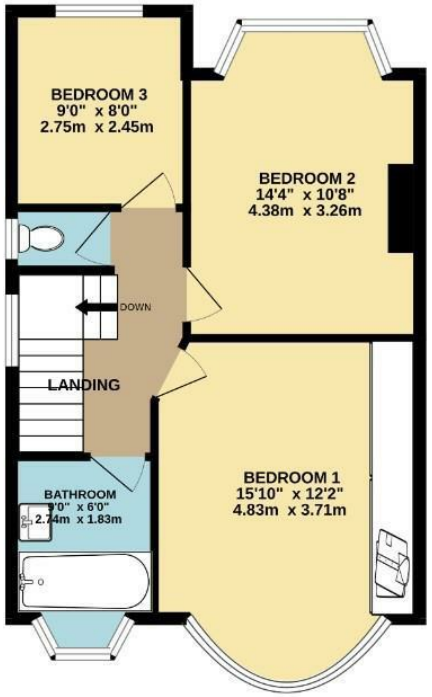




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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