

jordan fishwick

37 Wyverne Road, Chorlton, M21 0ZW

Guide Price £395,000

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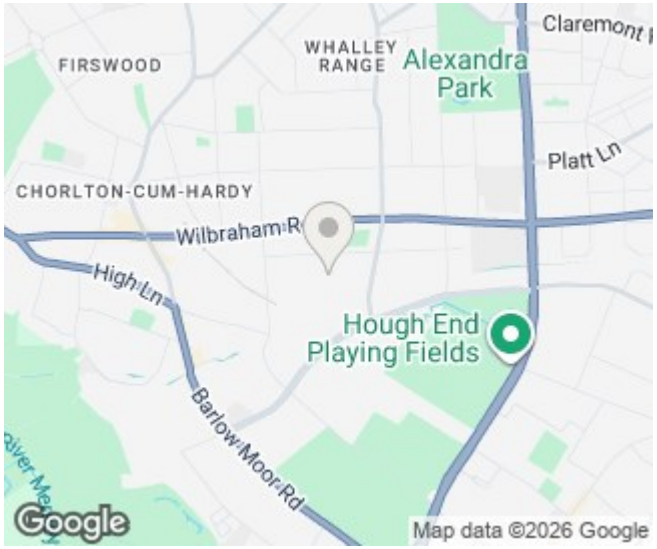


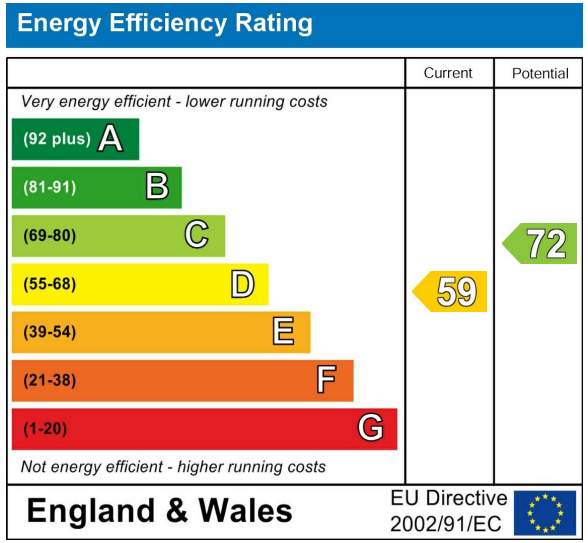


The Property

NO CHAIN A well presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY well placed for Chorlton Village, multiple local schools and the Metro. This delightful property is welcomed to the market for the first time in over six decades and presents the perfect opportunity for a purchaser to create a contemporary home to their exacting specification as some modernisation and cosmetic updating is required. The property provides spacious and light accommodation throughout, ideal for a couple or family and further benefits from a DRIVEWAY AND DETACHED GARAGE providing ample off road parking plus there is SIGNIFICANT SCOPE TO EXTEND (subject to all relevant planning permissions and consents). Located only a short stroll from all local amenities, parks and transport links including the Metrolink (St Werburgh's Road) which is less than half a mile away, providing fast access to both the city centre and nearby airport, this delightful property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window, extended sitting/dining room with sliding patio doors opening to the conservatory, kitchen, w/c. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and shower room fitted with a three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property there is a well stocked walled garden plus a driveway, extending to the side of the property and leading to the detached garage. To the rear a fenced and enclosed garden has been mainly laid to lawn and features a large patio along with an array of mature plants and trees. Early viewing is most strongly recommended.

- NO CHAIN
- Delightful semi detached 1920s property
- Three double bedrooms + three reception rooms
- Driveway + detached garage
- Some modernisation and cosmetic updating required
- Well maintained gardens to both the front and rear
- 0.4 miles to the Metro (St Werburgh's)
- Short walk to local amenities, parks and schools
- Ideal for a couple or family











GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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, emission 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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