



jordan fishwick

10 Sibson Road, Chorlton, M21 9RH
Guide Price £425,000



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The Property

*****NO CHAIN***** Located on a quiet residential CUL-DE-SAC only a short stroll from both Chorlton Village and Longford Park is this delightful THREE BEDROOM SEMI DETACHED 1930S PROPERTY. Requiring some modernisation and updating this superb property provides the perfect opportunity for a buyer to create a contemporary home suited to their every need, with significant scope to extend (subject to all relevant planning permissions and consents). The property benefits from a driveway providing ample off road parking as well as a generous rear garden and is located only a short stroll from all local amenities and transport links in Chorlton Village, multiple local schools and parks plus the array of independent shops, bars and restaurants that line Beech Road. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window with bi-folding doors opening to sitting/dining room, 21ft dining kitchen. To the first floor there are three good sized bedrooms, the main featuring a large bay window and bathroom fitted with a modern three piece suite. Double glazing and gas central heating have been installed. Externally, to the front of the property a large enclosed garden is bordered by mature hedgerow and a gated driveway provides ample off road parking. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features an array of mature plants and shrubs. Early viewing is strongly recommended.

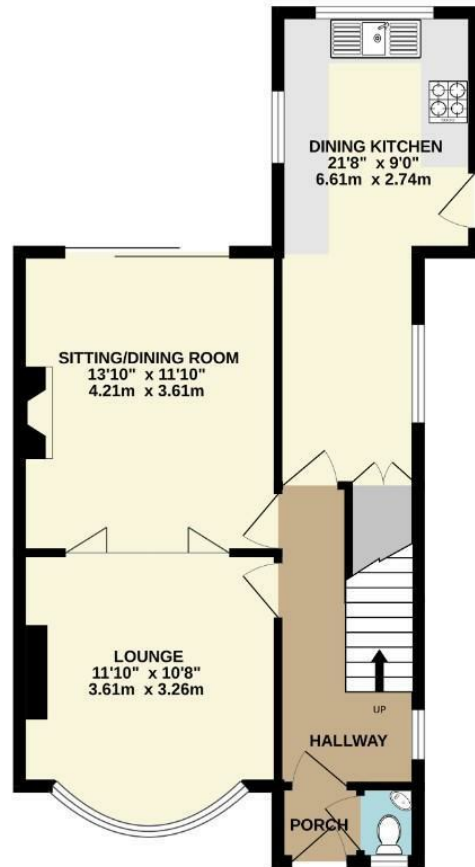
- NO CHAIN
- In need of some modernisation and updating
- Three double bedroom semi detached 1930s property
- Quiet residential CUL-DE-SAC
- Two spacious reception rooms + 21ft dining kitchen
- Gated driveway providing off road parking
- Well placed for all local amenities and transport links in Chorlton Village
- Short stroll from Longford Park, Beech Road and multiple local schools
- Ideal for a couple or family



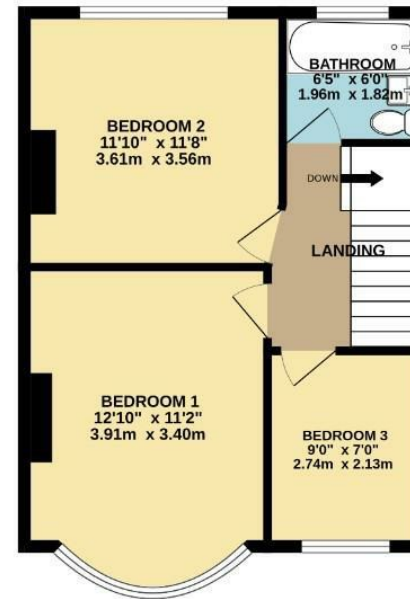
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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