



*Jordan fishwick*

44 Manchester Road, Chorlton, M21 9PH  
Guide Price £400,000

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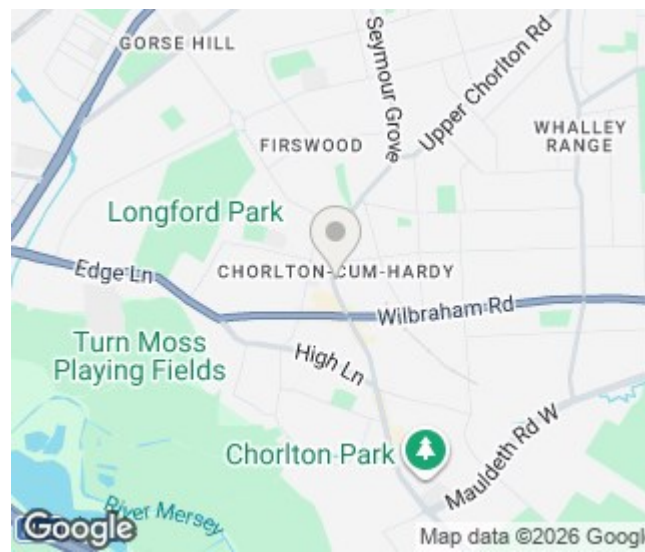


## The Property

\*\*\*NO CHAIN \*\*\*This property is for sale by MODERN METHOD OF AUCTION powered by IAmSold LTD - Starting Bid £400,000 + Reservation Fee. A rare opportunity to acquire a substantial SEMI DETACHED PERIOD PROPERTY positioned in a prime central Chorlton location with both OFF ROAD PARKING as well as a 70 FT REAR GARDEN. Currently configured as offices having been OCCUPIED BY A COMMERCIAL TENANT this splendid property would prove ideal for those looking for a project, offering scope for conversion to either a single family dwelling, multiple self contained apartments ( SUBJECT TO CHANGE OF USE PERMISSIONS & CONSENTS) or continued use as offices with the potential for extension as well as cellar conversion. There have been MANY ORIGINAL FEATURES retained and the property further benefits from being only a short stroll from all local amenities, Longford Park and 0.3 miles from the Metro (Chorlton). The accommodation briefly comprises: entrance vestibule, hallway, office/lounge, kitchen, office/dining room, w/c. To the first floor are three office rooms / well proportioned double bedrooms, w/c and store room. The second floor reveals two further good sized offices / double bedrooms. Externally, to the front of the property is a driveway providing ample off road parking. To the rear, a fenced and enclosed garden extends to approximately 70ft in length and has been mainly laid to lawn. An internal viewing is strongly recommended.

Commercial EPC: F (127)

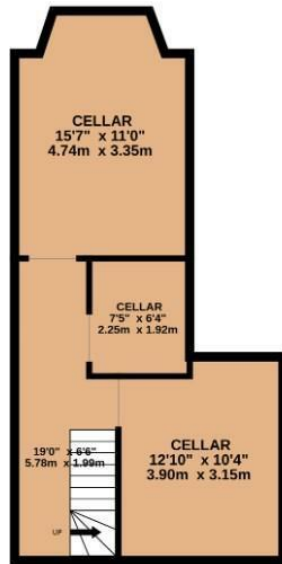
- MODERN METHOD OF AUCTION
- Substantial semi detached period property
- NO CHAIN
- Currently configured as offices - Potential to convert to one family home or self contained apartments
- Commercial EPC: F (127)
- 70ft rear garden (approximately)
- Driveway providing off road parking
- Scope for extension and cellar conversion (STPP)



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	



BASEMENT  
444 sq.ft. (41.2 sq.m.) approx.



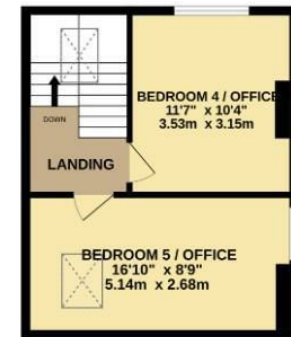
GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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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