

jordan fishwick

14 Hartington Road, Chorlton, M21 8UY

Guide Price £895,000



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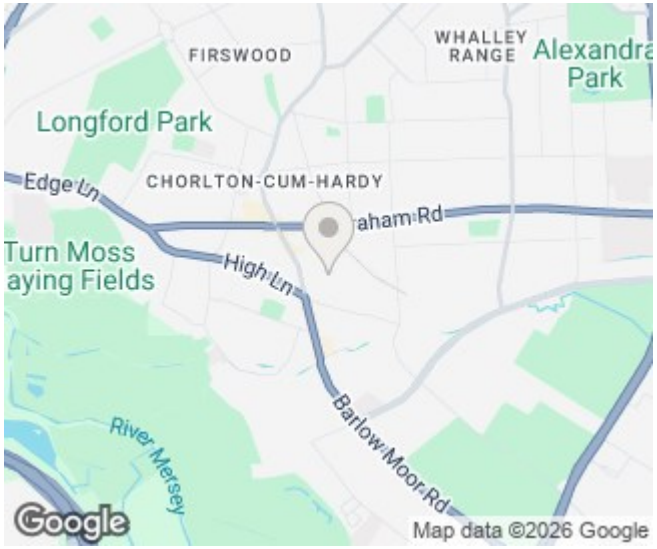
The Property

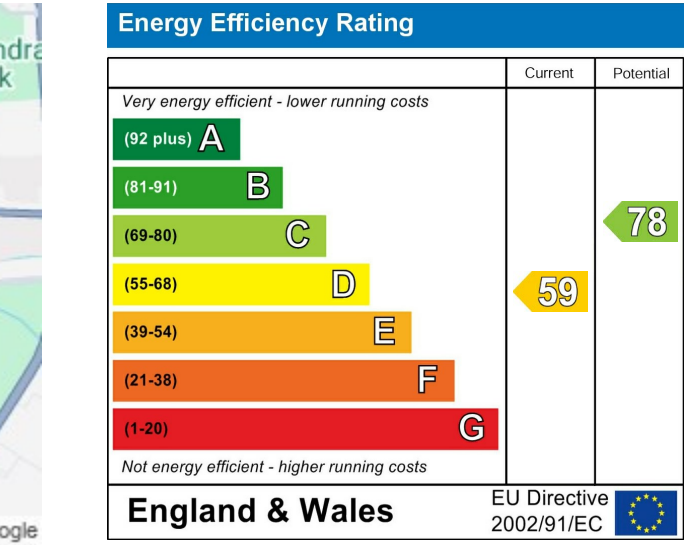
A truly delightful FIVE DOUBLE BEDROOM SEMI-DETACHED EDWARDIAN FAMILY RESIDENCE nestled on a highly regarded and sought after road only a short stroll from both Chorlton Village and Beech Road. The property boasts a spacious DRIVEWAY, providing convenient off-road parking, as well as a lovely WESTERLY FACING GARDEN, perfect for enjoying the afternoon sun and hosting gatherings and will prove an ideal family home with spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. A wealth of ORIGINAL FEATURES have been retained throughout and the property is ideally placed for easy access to all local amenities, the shops, cafes, and restaurants that line Beech Road as well as multiple schools and parks making it a perfect choice for families and professionals alike. The accommodation briefly comprises: covered porch, entrance hallway, sitting/dining room with large bay window, lounge also with large bay window, original stained glass and views over the rear garden, EXTENDED OPEN PLAN DINING KITCHEN with Velux skylight window and French patio doors opening to the rear garden. The first floor reveals three generously proportioned double bedrooms, both the main and second benefitting from large bay windows, bathroom fitted with a modern three piece suite plus there is a separate w/c while the second floor reveals two further double bedrooms. The multiple cellar chambers provide useful storage space along with scope for conversion to an additional floor of living accommodation. Externally, to the front of the property a block paved driveway provides ample off road parking while to the rear a fenced and enclosed garden enjoys a sunny westerly aspect and features a large lawn along with a block paved patio area and beds stocked with an array of mature plants and shrubs. Early viewing is strongly recommended.

- Delightful semi detached Edwardian family residence
- Five double bedrooms + three reception rooms
- Many original features retained
- Westerly facing rear garden
- Driveway providing off road parking
- Spacious family accommodation over three floors and cellars
- Highly regarded and sought after road
- Short stroll from both Chorlton Village and Beech Road
- Ideally placed for multiple local schools, parks and the Metro
- Council Tax: D. EPC: D



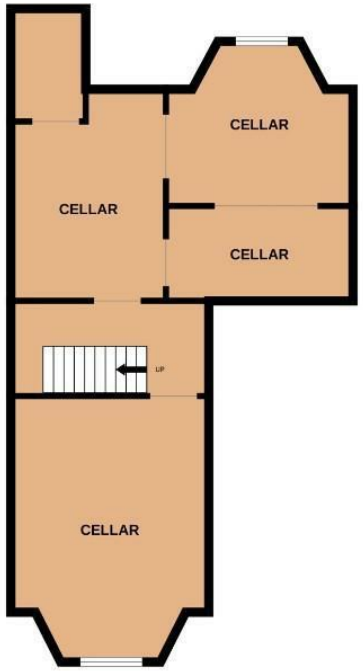




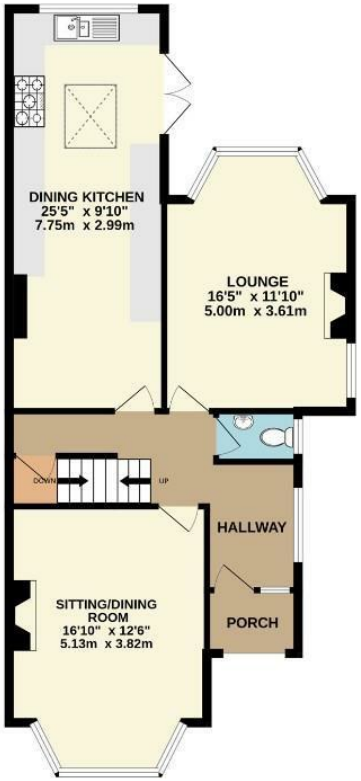




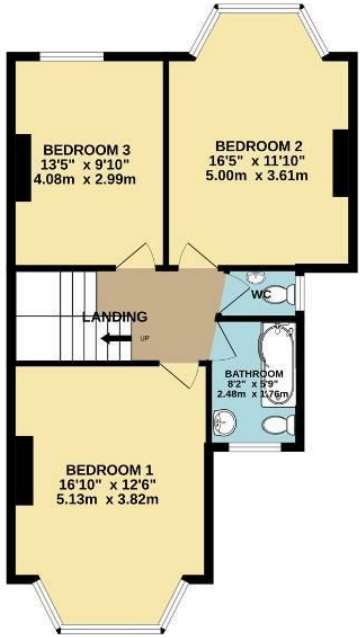
BASEMENT
606 sq.ft. (56.3 sq.m.) approx.



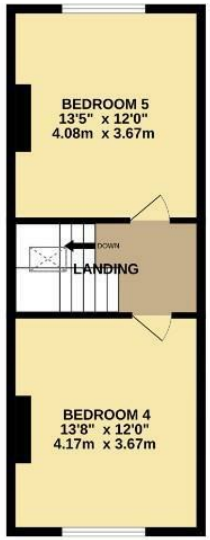
GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 2420 sq.ft. (224.8 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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