



**Alderfield Road, Chorlton, Manchester, M21**

**Guide Price: £750,000**

*Freehold*

# Alderfield Road, Chorlton, Manchester, M21

\* No Onward Chain \* Situated on the ever-popular Alderfield Road in the heart of Chorlton, this attractive home is offered for sale with no onward chain and occupies a generous plot, presenting an exciting opportunity for buyers looking to modernise and add value. With spacious accommodation throughout and significant potential to extend or remodel (subject to the necessary permissions), this property is ideal for families, professionals and investors alike.

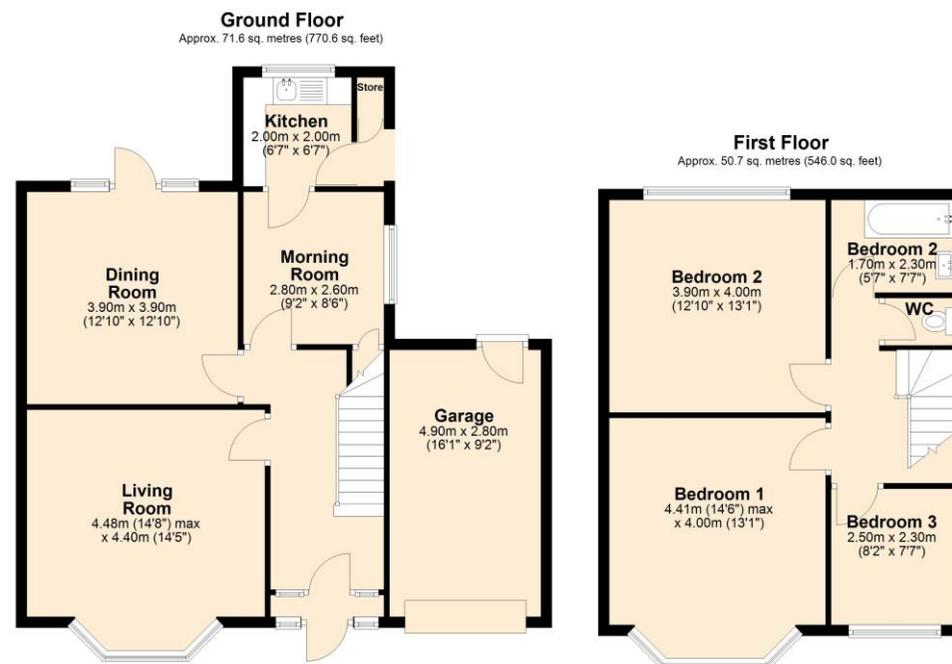
To the front, a driveway provides off-road parking and access to the integral garage, complete with an up-and-over door. Entry is via a welcoming porch, leading through a solid wood front door with leaded glass inset windows into the entrance hall. The hallway offers useful storage beneath the stairs and sets the tone for the spacious accommodation beyond.

The living room is positioned to the front of the property and features a charming bay window, original gas fire, and picture rails, retaining character and warmth. To the rear, a second reception room enjoys views over the garden and benefits from patio doors opening onto the rear elevation, along with a tiled fire surround creating a focal point to the room. A morning room provides additional versatile living space and gives access to the kitchen, which in turn has a door leading to the side elevation, ideal for day-to-day convenience.

Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles. The accommodation is completed by a family bathroom and a separate WC, offering practical functionality for modern family living.

Externally is where the property truly excels. The rear garden is split, with the first section comprising a paved patio area, lawn, and established flower beds, perfect for outdoor entertaining and relaxation. Beyond a dividing wall lies an impressive additional plot of land, offering exceptional scope for landscaping or extension (subject to planning). This substantial outdoor space is a rare find in such a sought-after location.

- Freehold
- Rent Charge £7.10 half yearly
- Council Tax Band D
- EPC Grade TBC



Total area: approx. 122.3 sq. metres (1316.6 sq. feet)





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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.