

jordan fishwick

57 Claridge Road, Chorlton, M21 9WQ

Guide Price £595,000



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The Property

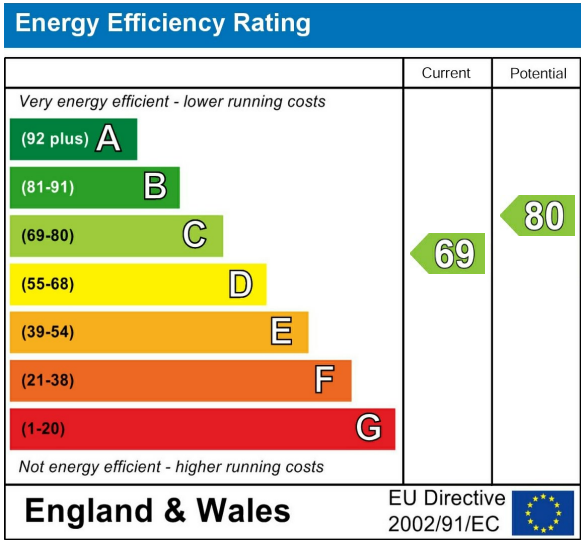
NO CHAIN A superbly presented and significantly EXTENDED FOUR BEDROOM SEMI DETACHED 1930S PROPERTY offering spacious and versatile family accommodation over three floors. This delightful property boasts a SOUTH FACING REAR GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking and is ideally situated for all local amenities and transport links being only a short stroll from Chorlton Village plus there are multiple schools and parks all within easy reach. The accommodation briefly comprises: enclosed porch, entrance hallway, 25ft open plan living/dining room with sliding doors opening to the kitchen with modern shaker style units and bay window to the front aspect with bespoke bench seating, utility room, cloakroom w/c, garage. To the first floor there are three good sized bedrooms, the larger of which benefitting from full height fitted wardrobes and triple Velux skylight windows and main bathroom, fitted with a modern three piece suite while the second floor reveals a further good sized double bedroom with access to eaves storage and shower room, fitted with a modern three piece suite. Double glazing, gas central heating and an MHVR air filtration system have been installed throughout plus there is underfloor heating throughout the ground floor. Externally, to the front of the property there is a garden with low level brick boundary and mature hedgerow offering privacy from the road plus a driveway leading to the garage provides ample off road parking. To the rear, a fenced and enclosed garden has been mainly laid to lawn and enjoys a sunny southerly aspect with raised timber decking and beds stocked with an array of mature plants and shrubs. An internal viewing of this superb property is most highly recommended.

- NO CHAIN
- Significantly extended semi detached 1930s property
- Four bedrooms, two bathrooms + two reception rooms
- Southerly facing rear garden
- Driveway and garage providing off road parking
- Well placed for all local amenities and transport links
- Walking distance from multiple schools, Longford Park and Beech Road
- Spacious family accommodation over three floors
- Underfloor heating throughout ground floor + MVHR system
- Council Tax: C. EPC: C



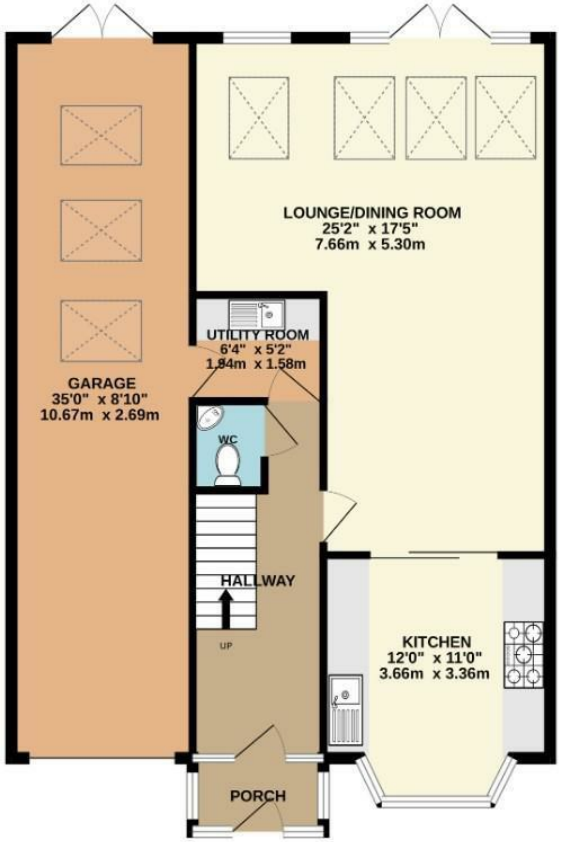




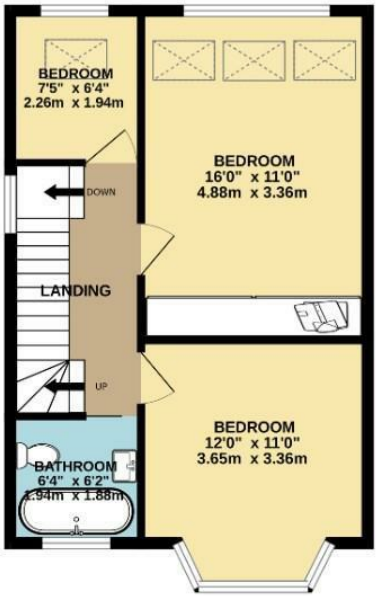




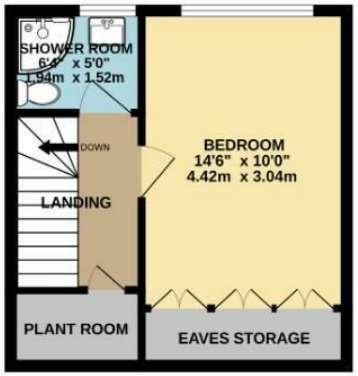
GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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