

jordan fishwick

12 Hurstville Road, Chorlton, M21 8DH

Offers Over £495,000



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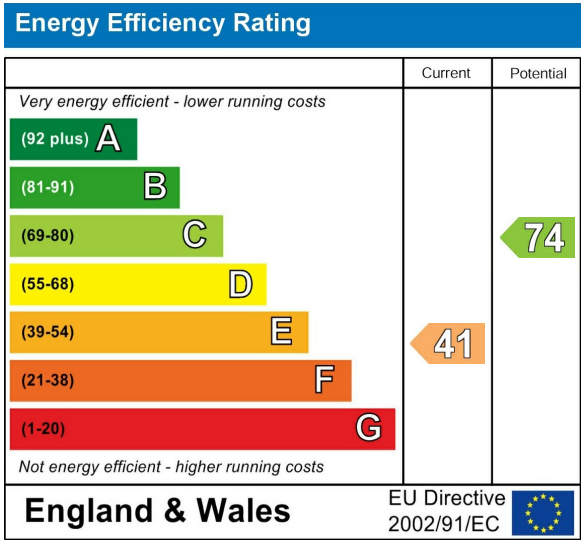


The Property

NO CHAINREQUIRES MODERNISATION*** Located on a well regarded and sought after road within walking distance of Chorlton Village, Beech Road and Chorlton Water Park is this delightful THREE BEDROOM BAY FRONTED SEMI DETACHED 1930s PROPERTY offering spacious and light accommodation throughout, ideal for a couple or family. This delightful property benefits from a DRIVEWAY AND DETACHED GARAGE providing ample off road parking as well as an approximately 60FT REAR GARDEN and there is SIGNIFICANT SCOPE FOR EXTENSION (subject to all relevant planning permissions and consents). The property is well placed only a short from all local amenities and transport links, including the Metro (Barlow Moor Road, 0.4 miles), multiple local schools and parks plus the array of independent shops, bars and restaurants that line Beech Road are also within easy walking distance. The accommodation briefly comprises: enclosed porch, entrance hallway, sitting/dining room with large bay window, spacious lounge with pleasant views over the rear garden, kitchen. To the first floor there are three good sized bedrooms, both main and second with full height fitted wardrobes and bathroom fitted with a three piece suite. Externally to the front of the property there is a walled garden and gated driveway which extends to the side leading to the detached garage. To the rear, a fenced and enclosed garden has been mainly laid to lawn. Early viewing is most strongly recommended.

- NO CHAIN
- Delightful bay fronted semi detached 1930s property
- Three bedrooms + two reception rooms
- Highly regarded and sought after road
- Well placed for all local amenities and transport links
- Driveway and detached garage
- Significant scope to extend (subject to relevant planning permissions and consents)
- Ideal for a couple or family
- Council Tax: C. EPC: E



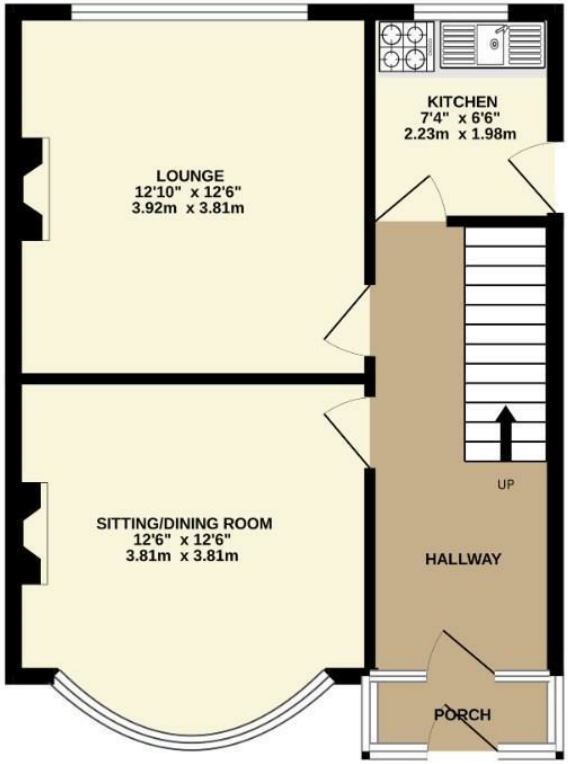




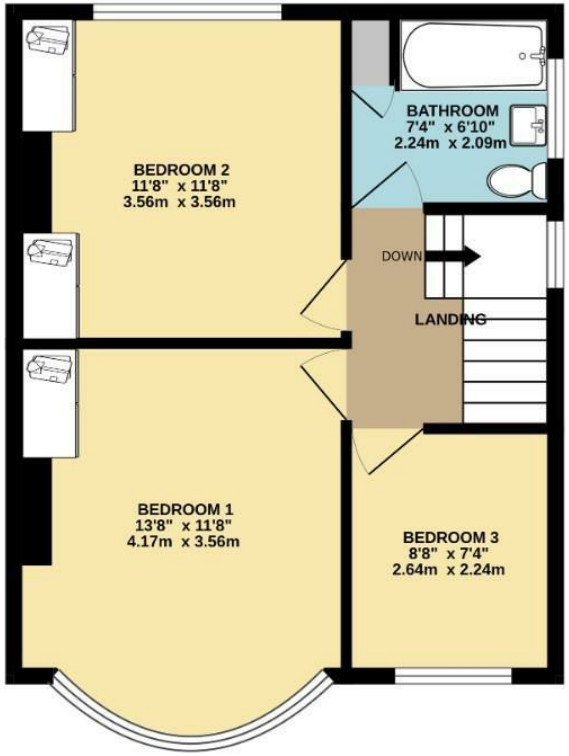




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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