



*Jordan fishwick*

31 Hewlett Road, Chorlton, M21 9WB

Guide Price £695,000



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### The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented and significantly EXTENDED FOUR BEDROOM SEMI-DETACHED 1930S PROPERTY which benefits from both a DRIVEWAY as well as an approximately 60FT SOUTH FACING REAR GARDEN. This delightful property offers a blend of original features and modern living, having been thoughtfully designed and extended to create a contemporary family home with spacious and versatile accommodation throughout. The property is located only a short stroll from all local amenities and transport links in Chorlton Village plus Longford Park, the vibrant scene of Beech Road and multiple schools are all within easy reach. The accommodation briefly comprises: covered porch, entrance hallway, cloakroom, spacious lounge with bay window and LOG BURNING STOVE, stunning OPEN PLAN LIVING/DINING/KITCHEN with feature exposed brick chimney breast, large central island with seating, Moroccan inspired tiled flooring and two sets of French patio doors leading out to the expansive rear garden, useful utility room, w/c. To the first floor there are four excellent bedrooms, the main benefitting from an EN-SUITE shower room as well as large fitted wardrobes, and family bathroom with a modern three piece suite and feature tile flooring. Externally there is a block paved driveway and garden with decorative gravel to the front. One of the standout features of this property is the approximately 60ft south-facing garden, which provides a wonderful outdoor retreat. This expansive garden is ideal for children to play, for gardening enthusiasts, or simply for enjoying sunny afternoons. Both double glazing and gas central heating have been installed throughout. With its generous living spaces and beautiful garden, this property is a rare find in this sought-after area of Chorlton.

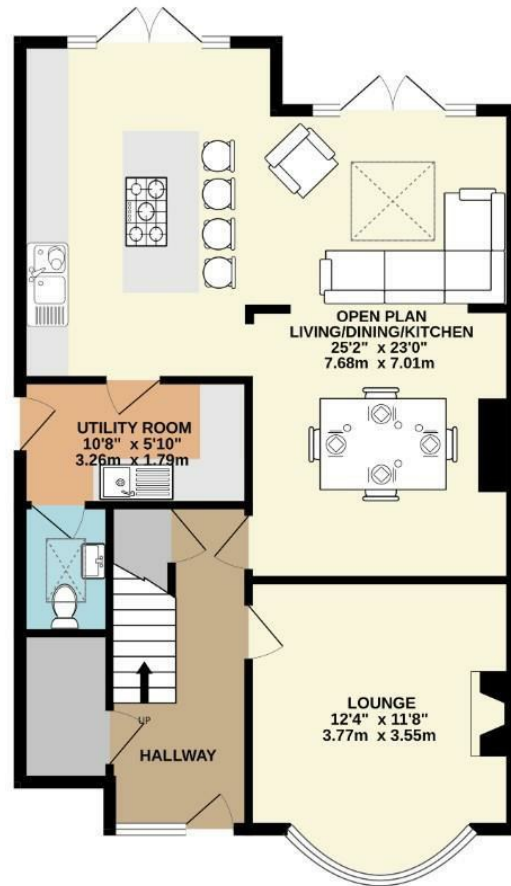
- NO CHAIN
- Superbly presented and significantly extended semi detached 1930s property
- Four good sized bedrooms + two bathrooms
- Approx. 60ft South facing garden
- Driveway providing off road parking
- Many original features retained
- Ideally placed for all local amenities and transport links
- Short stroll to Beech Road, multiple schools and Longford Park
- Move-in ready family home
- Council Tax: C. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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	



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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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