



*Jordan fishwick*

236 Ryebank Road, Chorlton, M21 9LU

Guide Price £695,000



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Manchester, M21 9LU**

**£695,000**



### The Property

**\*\*\*NO CHAIN\*\*\*** Situated on a highly regarded and sought after road only a stones throw from both Longford Park and Chorlton Village, a beautifully presented **FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY**, offering versatile and spacious family **ACCOMMODATION OVER THREE FLOORS**. This splendid property is offered for sale with no vendor chain and benefits from both **OFF ROAD PARKING AND DETACHED GARAGE** as well as **WEST FACING GARDEN** with views over Trafford Athletic Club to the rear. The accommodation briefly comprises: covered porch, entrance hallway, 26ft through lounge dining room with large bay window, original wooden flooring and fireplace, stunning open plan dining kitchen with modern fitted units and integrated Miele appliances, underfloor heating and bi-folding doors opening to the landscaped rear garden. To the first floor there are three double bedrooms, all of excellent proportions, the main benefitting from fitted wardrobes and bay window to the front aspect, and bathroom, fitted with a five piece suite including Whirlpool bath. To the second floor is the fourth bedroom, another well proportioned double and shower room fitted with a modern four piece suite. Externally there is a shared driveway extending to the side of the property to the gated driveway and a landscaped garden with mature trees and shrubbery and decorative gravel to the front. To the rear, a fenced and enclosed landscaped garden with wooden decking and lawn and mature shrubbery. The property benefits from double glazing and gas central heating throughout and an internal viewing is most highly recommended.

- Beautifully presented Edwardian semi detached property
- Four double bedrooms and two bathrooms
- Spacious and versatile family accommodation over three floors
- Off road parking and detached garage
- West facing garden with views over Trafford Athletic Club
- Original features retained
- Open plan kitchen/dining room with underfloor heating and bi-folding doors
- Twenty six foot lounge with large bay window
- Double glazing and gas central heating
- NO CHAIN!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	





TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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