



Jordan fishwick

13 Clarendon Road West, Chorlton, M21 0RN

Guide Price £450,000



The Property

*****NO CHAIN***** Requiring modernisation and updating, a delightful **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** offering spacious and light family accommodation of excellent proportions over two floors and cellars. Located only a short stroll from Chorlton Village and all local amenities and transport links, including the Metro, this splendid property will prove an ideal family home with **TWO RECEPTION ROOMS PLUS 18FT DINING KITCHEN**. There is **SCOPE TO EXTEND** as well as to convert both the loft and cellars to further living accommodation and the property further benefits from having **MANY ORIGINAL FEATURES RETAINED THROUGHOUT**. With both a **DRIVEWAY AND LARGE REAR GARDEN**, this fine property is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, spacious eighteen foot open plan dining kitchen, sitting room with French patio doors opening to the rear garden. To the first floor there are three double bedrooms, all of excellent proportions, the 15ft main benefiting from an **EN-SUITE SHOWER ROOM**, and main family bathroom, fitted with a three piece suite. The cellars provide useful storage space and scope for conversion. Externally, to the front of the property is a block paved driveway providing off road parking for one vehicle and a walled warden whilst to the rear, a well proportioned walled garden, mainly laid to lawn with stone patio area. Double glazing and gas central heating have been installed throughout and an internal viewing is strongly recommended. **NO ONWARD CHAIN!**

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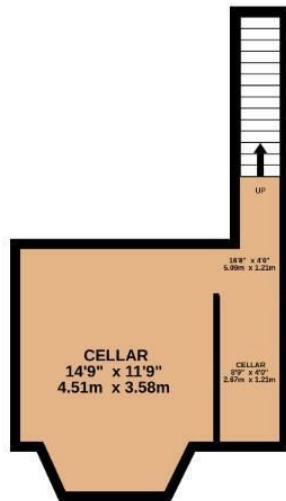
- Delightful semi detached period property
- Three double bedrooms and two bathrooms
- Two reception rooms + 18ft dining kitchen
- Sought after location
- Driveway providing off road parking
- Spacious rear garden with large lawn
- Many original features
- Double glazing and new gas central heating boiler
- Modernisation required
- NO CHAIN



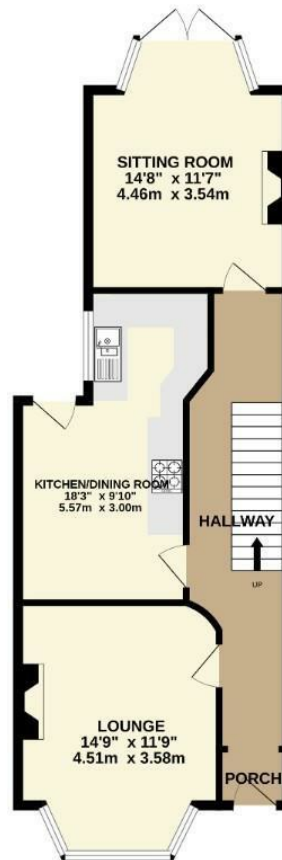
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
248 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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