



Jordan fishwick

17 Aldermary Road, Chorlton, M21 7QW
Asking Price £400,000

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The Property

NO CHAIN A well presented THREE DOUBLE BEDROOM 1930S SEMI DETACHED PROPERTY, located on a well regarded road positioned mid way between Chorlton and Didsbury Village Centres, a short walk from all local amenities and Chorlton Water Park. This delightful property will prove ideal for a young couple or family and boasts a 60FT SOUTH FACING REAR GARDEN as well as a DRIVEWAY AND DETACHED GARAGE providing off road parking for multiple vehicles. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, dining room with patio door opening to the rear garden, 18ft kitchen. To the first floor are three well proportioned bedrooms, with both the main and second benefitting from fitted wardrobes, and shower room, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and paved driveway, extending to the side of the property and leading to the garage. To the rear, a superb landscaped South facing garden, mainly laid to lawn with two Indian stone patios and large beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended.

- NO CHAIN
- Well presented semi detached 1930s property
- Three good sized bedrooms + two reception rooms
- 60ft South facing garden
- Driveway and detached garage
- Positioned mid way between Chorlton and Didsbury Village Centres
- Short walk from all local amenities, transport links and Chorlton Water Park
- Significant scope to extend (STPP)



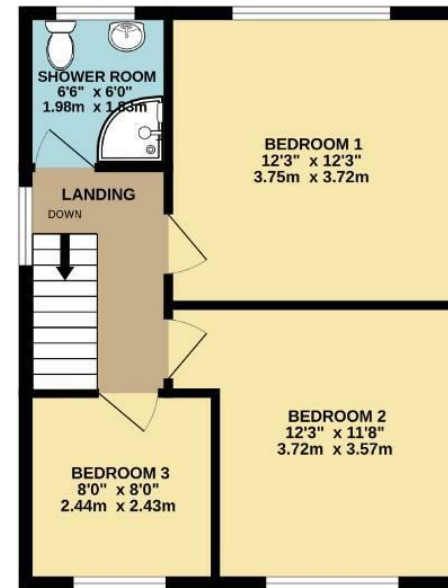
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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