



*Jordan fishwick*

90 Darley Avenue, Chorlton, M21 7GG  
Guide Price £450,000



## 90 Darley Avenue, Chorlton, Manchester, M21 7GG

Offers In Excess Of £450,000



### The Property

A delightful TWO DOUBLE BEDROOM DETACHED PROPERTY situated on a superb, larger than average corner plot positioned mid way between Chorlton and Didsbury Village Centres. This wonderful property provides spacious and light accommodation throughout and further benefits from both a GATED DRIVEWAY as well as huge scope for extension (STPP). The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window and French patio doors opening to the substantial garden, kitchen fitted with GRANITE WORKTOPS, main bedroom with large bay window, second double bedroom and bathroom, fitted with a modern three piece suite with over bath shower. The loft space is accessed via a pull down ladder and has been fully boarded with Velux window and offers scope for further development should this be required. Double glazing and gas central heating have been installed throughout. Externally, there are gardens surrounding the property to all sides which are mainly laid to lawn with paved patio area. An internal viewing of this fine property is most highly recommended. Please note, no outline or planning permission has been sought by the owner. Council Tax Band C. EPC E.

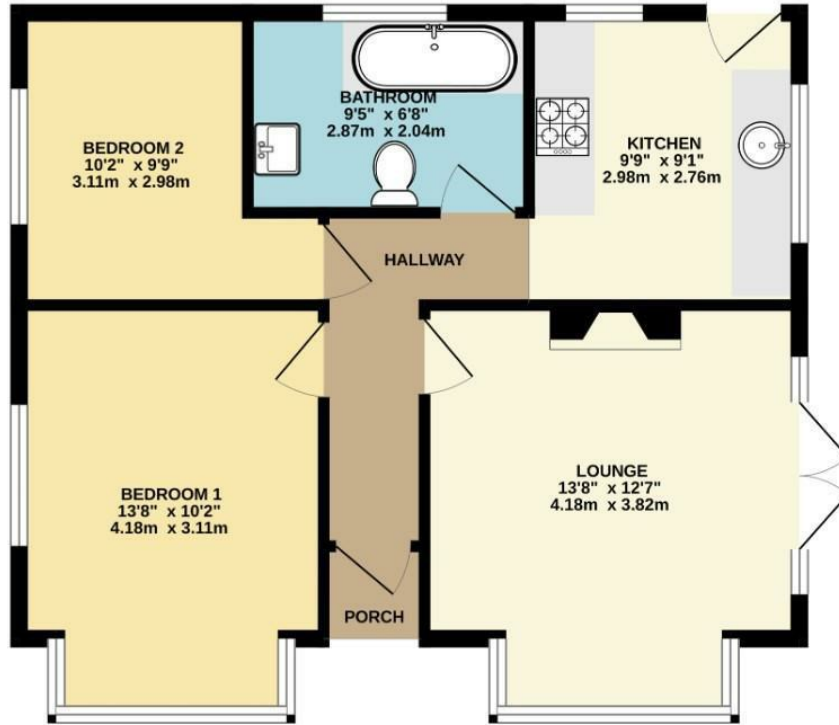
- Substantial plot - approx. 102ft X 52ft
- Two double bedroom DETACHED property
- Well regarded tree-lined road
- Significant scope to extend (STPP)
- Short walk from local amenities, transport links and Chorlton Water Park
- Gated driveway providing secure off road parking
- Located mid way between Chorlton and Didsbury Village Centres
- Double glazing and gas central heating throughout



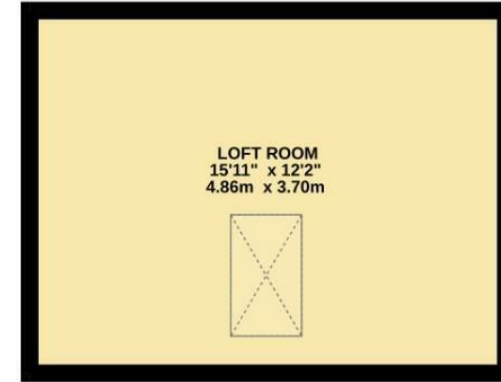
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 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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