



4 Bed With
Stunning 80ft
Garden

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jordan fishwick
CHORLTON
0161-261 4444
www.jordanfishwick.co.uk

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jordan fishwick

9 Daresbury Road, Chorlton, M21 9NA
Guide Price £575,000



Daresbury Road Manchester M21 9NA

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The Property

A delightful BAY FRONTED PERIOD SEMI DETACHED PERIOD PROPERTY, situated on a highly regarded road just a stones throw from Chorlton Village. This wonderful property provides spacious accommodation throughout, benefitting from THREE DOUBLE BEDROOMS as well as two spacious reception rooms. Boasting a LARGE REAR GARDEN, which extends to approximately eighty foot, this property will prove an ideal family home and is situated only a few minutes walk from LONGFORD PARK, Chorlton Village and all local amenities and transport links. The accommodation briefly comprises: covered porch, entrance hallway, dining room with large bay window, fitted breakfast kitchen with Rangemaster cooker, lounge with bay window and patio doors opening to the large rear garden. To the first floor there are three excellently proportioned double bedrooms, the main with an en-suite shower room, and main family bathroom. Externally there are gardens to both the front and rear: to the front of the property there is a walled enclosed garden with path to the front door whilst to the rear an exceptionally well proportioned garden, partly laid to lawn with mature trees and shrubbery and a patio seating area with decorative gravel. Part double glazed and gas central heating has been installed and an internal viewing comes highly recommended.

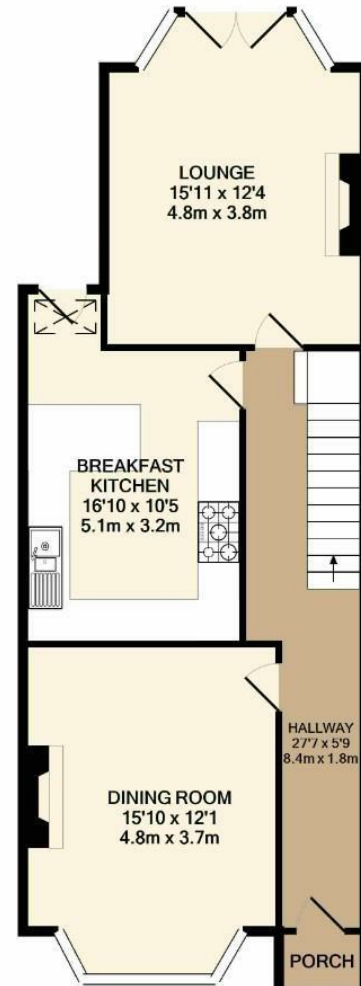


- Splendid bay fronted traditional semi detached house
- Highly popular & sought after road
- Two reception rooms & three excellent bedrooms
- Fitted breakfast kitchen
- Attractive 80 ft rear garden
- Gas central heating & part double glazing installed
- Two bathrooms
- Ideal for a family
- Close to Longford Park

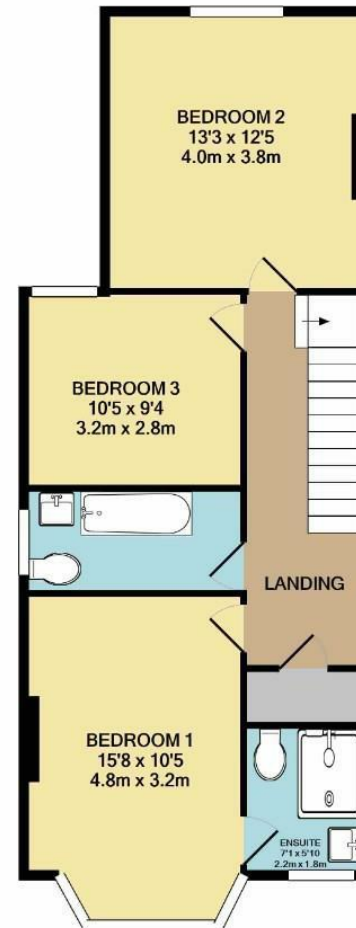


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

410-412 Barlow Moor Road, Chorlton, Manchester

01618604444

chorlton@jordanfishwick.co.uk
www.jordanfishwick.co.uk