



jordan fishwick

213 Kings Road, Chorlton, M21 0XY
Guide Price £450,000



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The Property

A superbly presented THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY boasting an approximately 60FT SOUTH FACING REAR GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking. This splendid property will prove an ideal family home, located only a short walk from Chorlton Village, multiple local schools and the Metro (St Werburgh's Road) which is less than half a mile away. The property further benefits from a 21FT BREAKFAST KITCHEN and there is SIGNIFICANT SCOPE TO EXTEND (STPP). The accommodation briefly comprises: covered porch, spacious entrance hallway, dining room with large bay window, lounge with French patio doors opening to the rear garden, 21ft fitted breakfast kitchen, cloakroom w/c. To the first floor there are three well proportioned bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite including P shaped bath with over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a landscaped, walled garden with large beds and lawn as well as a gated driveway, extending to the side of the property leading to the DETACHED GARAGE. To the rear, a delightful fenced and enclosed garden enjoys a Southerly aspect and is mainly laid to lawn and boasts large beds with mature plants and shrubbery and flagged patio area. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC D.

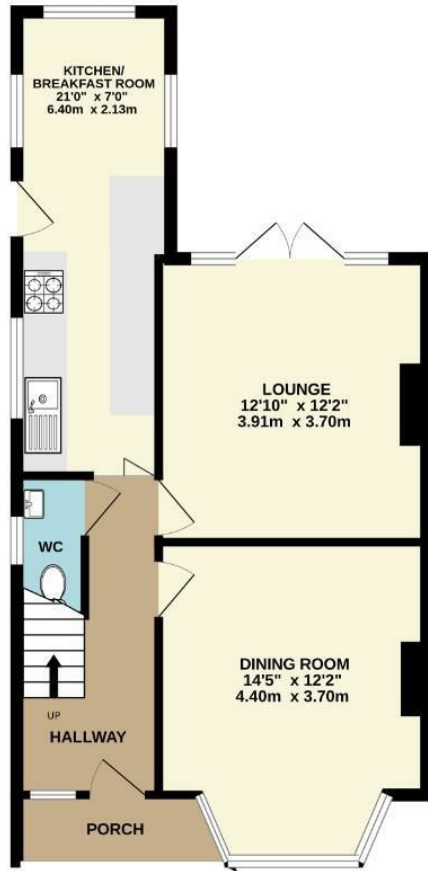
- Well presented semi detached 1920s property
- Three double bedrooms and two reception rooms
- 21ft breakfast kitchen
- South facing rear garden (approx. 60ft)
- Driveway and garage providing off road parking
- 0.4 miles to the Metro (St Werburgh's)
- Short walk to local amenities, parks and schools
- Significant scope to extend (STPP)
- Ideal family home



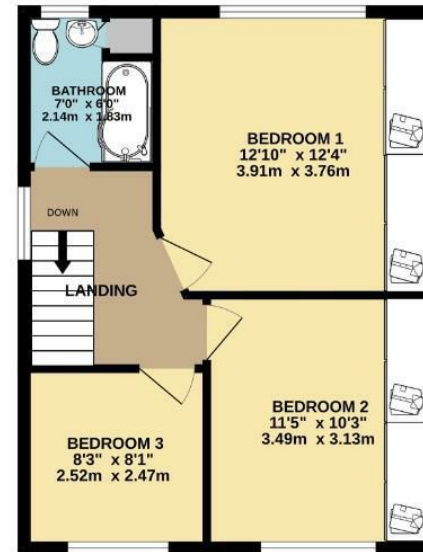
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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