



Jordan fishwick

37 Aldermary Road, Chorlton, M21 7QW

Guide Price £425,000



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Manchester, M21 7QW**

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The Property

Positioned on a well regarded tree lined road mid way between Chorlton and Didsbury Village centres is this well presented and EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY, boasting both a SOUTHERLY FACING REAR GARDEN as well as a DRIVEWAY AND DETACHED GARAGE providing off road parking. This superb property will prove an ideal family home and is ideally located for multiple local schools and Chorlton Water Park and benefits from fast access to the nearby motorway network. There is SIGNIFICANT SCOPE TO EXTEND (STPP) and the property further benefits from having recently had a new kitchen and bathroom installed. The splendid accommodation briefly comprises: enclosed porch, entrance hallway, dining room with large bay window, spacious lounge with multi fuel wood burner and sliding patio doors opening to the conservatory, 16ft extended breakfast kitchen with wooden worktops and integrated appliances. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom, refitted with a modern three piece suite with over bath shower. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway, extending to the side of the property leading to the detached garage. To the rear, a superb garden with mature hedgerow borders and artificial lawn enjoys a Southerly aspect. An internal viewing of this fine home is most highly recommended. Council Tax Band C.

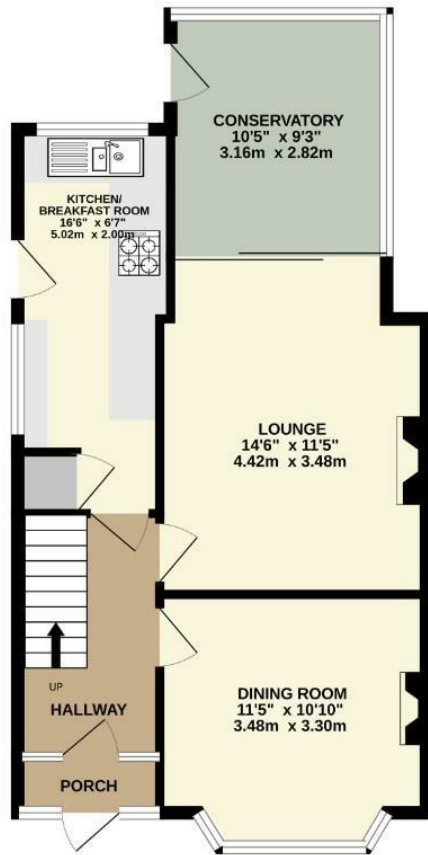
- Well presented and extended semi detached 1930s property
- Three bedrooms and three reception rooms
- Gated driveway and detached garage
- Southerly facing rear garden
- Significant scope to extend (STPP)
- Recently fitted kitchen and bathroom
- Positioned mid way between Chorlton and Didsbury Village Centres
- Ideally placed for local amenities, schools and transport links
- Short walk to Chorlton Water Park
- Ideal family home



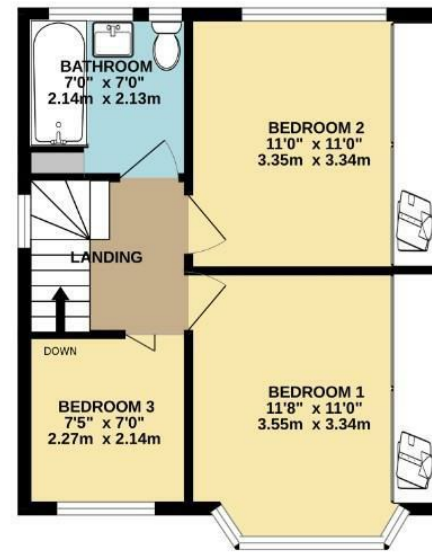
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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