



*Jordan fishwick*

21 Daresbury Road, Chorlton, M21 9NA

Guide Price £650,000



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### The Property

Positioned on a highly regarded road within walking distance of both Chorlton Village and Longford Park is this superbly presented **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** boasting an approximately 85FT REAR GARDEN. This delightful property will prove an ideal family home, offering spacious and versatile accommodation throughout with **MANY ORIGINAL FEATURES RETAINED** and further benefits from being only a short walk to all local amenities, multiple local schools and only 0.7 miles from the Metro providing fast access to both the city centre and nearby airport. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window, dining kitchen, sitting room with large bay window and views over the rear garden. To the first floor there are three well proportioned double bedrooms, including the 16ft main bedroom and bathroom, fitted with a three piece suite with over bath shower. There is **SIGNIFICANT SCOPE TO EXTEND (STPP)** as well as converting the loft to further living accommodation. Externally, to the front of the property is a shared driveway, extending to the side of the property leading to the **DETACHED GARAGE** and landscaped garden with path leading to the front door. To the rear, a superb garden extends to approximately 85ft in length and has been mainly laid to lawn with large, well stocked beds and multiple patio areas. An internal viewing of this fine home is most highly recommended. Council Tax Band C.



- Beautifully presented semi detached period property
- Three double bedrooms and three reception rooms
- 85ft rear garden (approx.)
- Detached garage providing secure off road parking
- Highly regarded road within walking distance of Chorlton Village
- Stone's throw from Longford Park
- Many original features retained throughout
- 0.7 miles to the Metro (Chorlton)
- Ideal family home
- Significant scope to extend (STPP)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 	

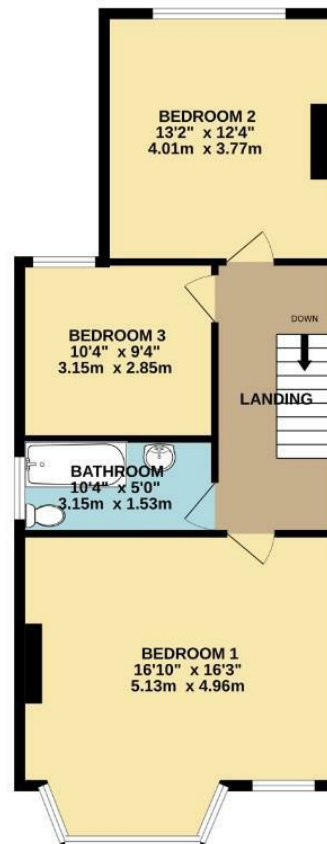




GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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