



*Jordan fishwick*

54 Buckingham Road, Chorlton, M21 0RP

Offers Over £450,000



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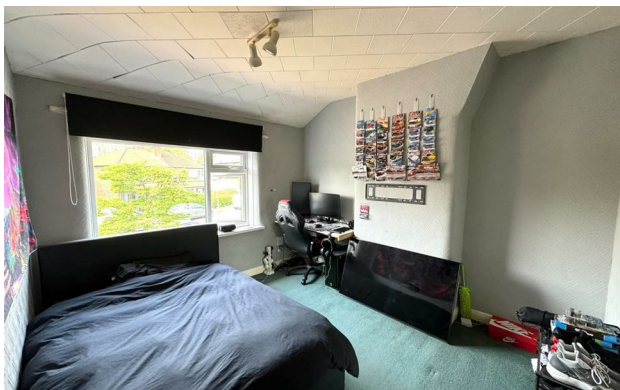
### The Property

**\*\*\*NO CHAIN\*\*\*** A well presented THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY EXTENDED WITH AN ANNEXE WITH SEPARATE ACCESS. This delightful property, located on a highly regarded road within walking distance of Chorlton Village, benefits from a GATED DRIVEWAY providing secure off road parking as well as a landscaped rear garden and provides spacious, versatile accommodation throughout and will prove of interest to those with an extended family or multigenerational household. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window open to the dining room, extended kitchen, annexe comprising 16ft bedroom with accessible wet room and separate entrance accessed via purpose built ramp. To the first floor there are three good sized double bedrooms and bathroom fitted with a four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a gated block paved driveway, extending to the side of the property. To the rear, is a superb landscaped garden with lawn, large beds and stone flagged patio area. An internal viewing is most highly recommended. Sold with no onward chain. Please note that partial rewiring will be required. Council Tax Band C. EPC C.

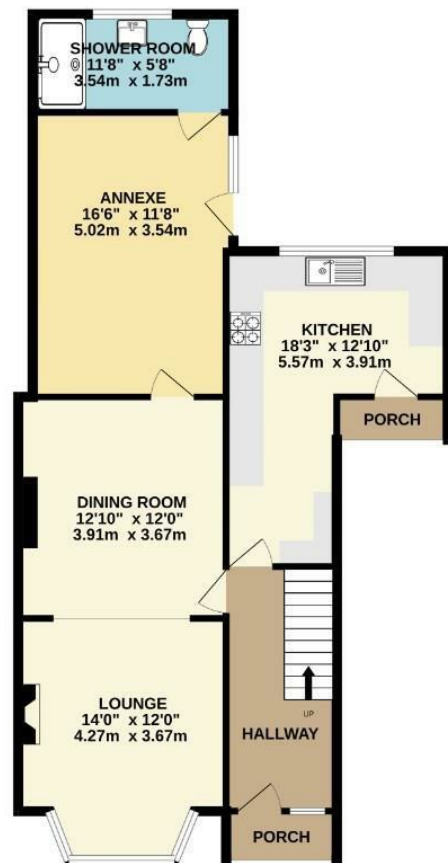
- NO CHAIN
- Extended three double bedroom semi detached property
- Annexe with separate access via purpose built ramp
- Gated driveway providing off road parking
- Landscaped rear garden
- Ideal for extended / multigenerational families
- Walking distance to Chorlton Village and all local amenities
- 0.5 miles to both Chorlton and Firswood Metrolink stations
- Double glazing and gas central heating



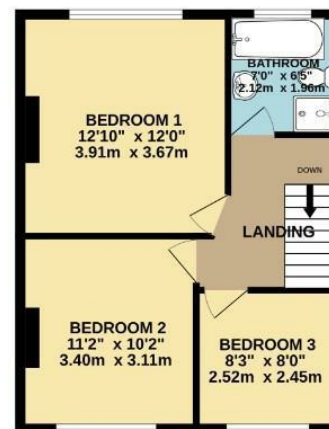
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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