



FOR SALE  
jordan fishwick  
CHORLTON  
0161-868 4444  
www.jordanfishwick.co.uk

*jordan fishwick*

21 Wilton Road, Chorlton, M21 9GS  
Offers Over £300,000

## 21 Wilton Road, Chorlton, Chorlton Cum Hardy, M21

Guide Price £300,000




### The Property

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £300,000 + Reservation Fee. Nestled directly next to Beech Road Park is this well presented THREE DOUBLE BEDROOM PERIOD END TERRACE, currently configured as two self contained one bedroom apartments. This property **REQUIRES MODERNISATION AND UPDATING** and will prove ideal for a range of buyers; those looking to expand their rental portfolio or those looking for a project, converting the property back to a single residential dwelling. There is **SIGNIFICANT SCOPE TO EXTEND** (stpp) as well as the option to convert both the cellars and loft to additional living accommodation. Located on a highly regarded road, this splendid property is ideally placed for all local amenities in Chorlton Village, transport links including the Metro and is less than a minutes walk to the vibrant scene of Beech Road. The accommodation briefly comprises: communal entrance hallway, (Flat A) lounge, inner hallway, kitchen, one double bedroom, bathroom. To the first floor (Flat B) there is a lounge, kitchen/dining room, one double bedroom and bathroom.



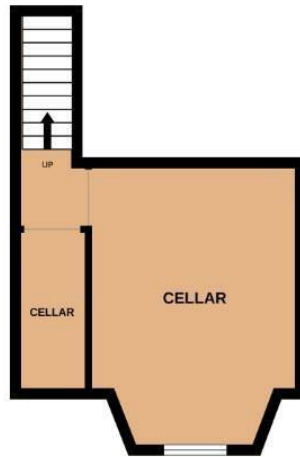
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Three double bedroom period end terrace
- Currently configured as two self contained one bedroom apartments
- Positioned directly next to Beech Road park and a minutes walk from Beech Road
- Significant scope to extend (stpp)
- Gardens to both the front and rear
- Short stroll from all local amenities in Chorlton Village and transport links including the Metro
- Highly regarded road
- Buyers fees apply



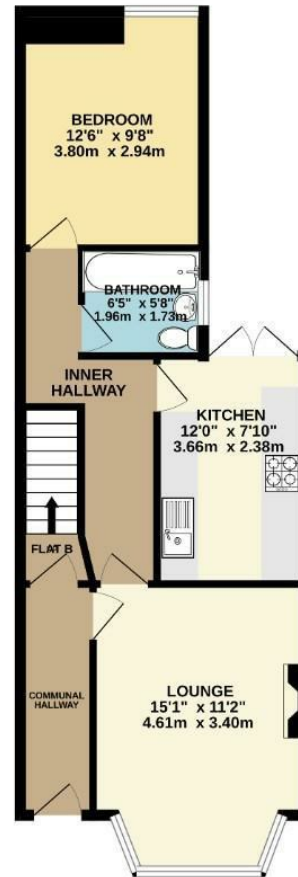
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



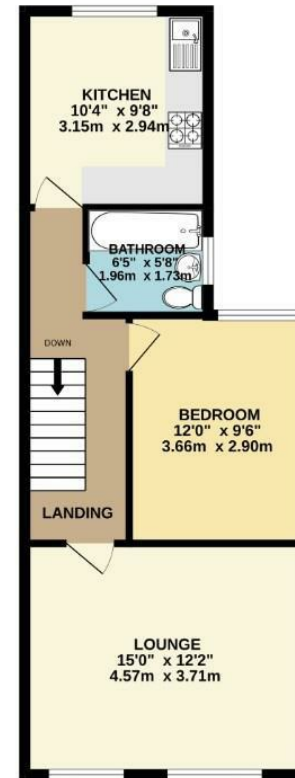
BASEMENT  
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR - FLAT A  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR - FLAT B  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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.  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington