



jordan fishwick

40 Daventry Road, Chorlton, M21 0ZP
Guide Price £550,000

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The Property

Recently renovated to an exceptional standard throughout is this superbly presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY, boasting an approximately 60FT WEST FACING GARDEN and a DRIVEWAY for two vehicles. This delightful property is offered for sale in MOVE-IN READY CONDITION and provides spacious accommodation, ideal for a young couple or family. The 24ft OPEN PLAN LIVING/DINING/KITCHEN boasts a bespoke fitted kitchen with solid wooden units and the property has been carefully renovated with the environmental impact at the forefront of the current owners mind, featuring solar panels, triple glazing and an air source heat pump with heated skirting boards throughout which provides a more even heat distribution than a traditional central heating system. The property further benefits from being within walking distance to Chorlton Village, the Metro, many local parks, schools and the vibrant scene of Beech Road. The accommodation briefly comprises: 18ft entrance hallway, lounge with large bay window, fitted desk and storage cupboards and sliding reeded glass doors opening to the open plan living/dining/kitchen with three Velux skylight windows and bespoke fitted kitchen with large peninsular breakfast bar, cloakroom w/c. To the first floor there are three well proportioned double bedrooms, each benefitting from full height fitted wardrobes and the main boasting an EN-SUITE shower room, stylishly fitted with handmade porcelain terrazzo tiles and main family bathroom, fitted with a new three piece suite with over bath shower and marble tiles. Externally, to the front of the property is a stone flagged driveway providing off road parking for two vehicles. To the rear, a delightful fenced and enclosed West facing garden features newly laid composite decking, large beds with mature plants and shrubbery and scope for the new owner to landscape however they see fit. An internal viewing of this fine property is highly recommended. EPC: B. Council Tax:C

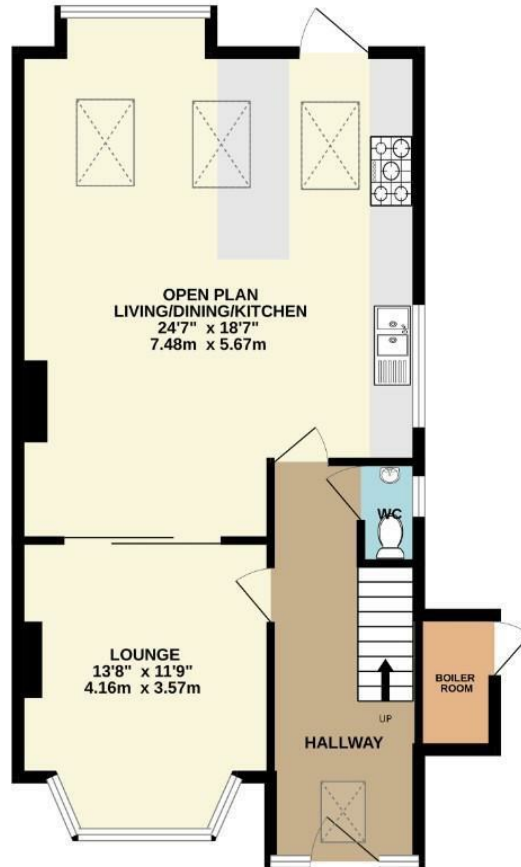
- Superbly presented and extended semi detached 1930s property
- Recently renovated to an exceptional standard throughout
- Three double bedrooms and two bathrooms
- 24ft open plan living/dining/kitchen
- 60ft West facing garden (approximately)
- Driveway providing off road parking for two vehicles
- Move-in ready condition
- Renovated with sustainability in mind with solar panels, triple glazing and an air source heat pump
- Walking distance to Chorlton Village, the Metro, multiple local schools, parks and Beech Road
- Ideal family home



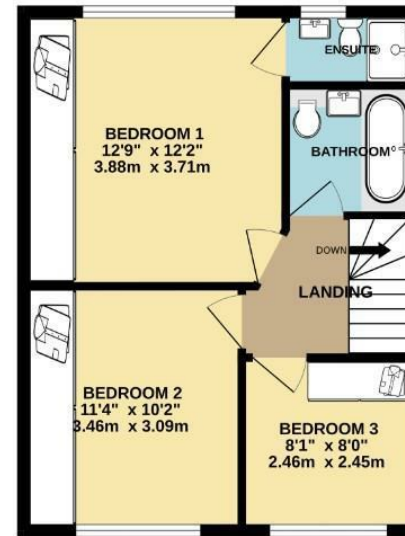
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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