



Jordan fishwick

5 South Meade, Chorltonville, M21 8EB
Guide Price £795,000

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The Property

NO CHAIN Located within the highly sought after CHORLTONVILLE CONSERVATION AREA is this superbly presented FOUR BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, providing spacious, versatile accommodation throughout. This delightful property boasts MANY ORIGINAL FEATURES throughout and benefits from both a DRIVEWAY providing off road parking as well as well proportioned gardens to the front and rear. This wonderful property will prove an ideal family home due to the proximity to all local amenities, vibrant scene of BEECH ROAD, transport links and parks as well as being situated within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: spacious reception hallway, 15FT LOUNGE with original stained glass windows, sitting/dining room with large bay window, SEVENTEEN FOOT DINING KITCHEN with views over the rear garden, utility room/wc. To the first floor there are three well proportioned double bedrooms, fourth bedroom/study, bathroom and separate w/c. Timber framed double glazing has been installed throughout and the property is heated by gas central heating. Externally, to the front of the property is a walled garden with mature shrubbery and driveway, extending to the side. To the rear, a delightful fenced and enclosed garden has been mainly laid to lawn with large beds and stone flagged patio. An internal viewing of this fine home is most highly recommended. Sold with no onward chain.

- NO CHAIN
- Superbly presented Edwardian property of character
- Four bedrooms and two reception rooms
- Highly sought after Chorltonville location
- Short stroll from Beech Road, Chorlton Ees and the River Mersey
- Ideal family home and in catchment area for Ofsted 'Outstanding' Brookburn Primary School
- Driveway providing off road parking
- Gardens to both the front and rear of the property
- Many original features



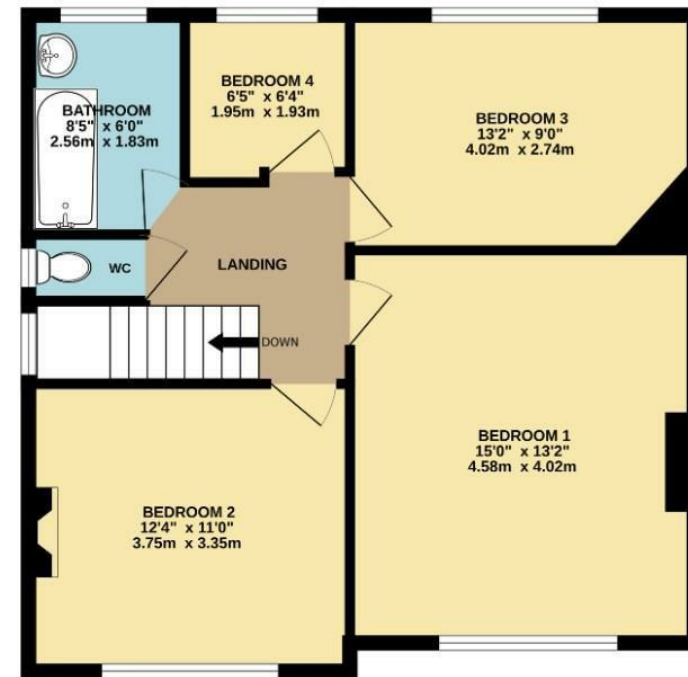
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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