



Jordan fishwick

5 East Meade, M21 8GA
Guide Price £725,000

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The Property

Located within the highly regarded and sought after CHORLTONVILLE conservation area is this immaculately presented THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, offered for sale in MOVE-IN CONDITION having been refurbished to an excellent standard throughout. With MANY ORIGINAL FEATURES retained, including original wooden flooring throughout and ENCAPSULATED STAINED GLASS WINDOWS, this delightful property will prove an ideal family home and further benefits from both a SOUTH FACING REAR GARDEN and a DRIVEWAY providing off road parking. Located just a few minutes walk from Beech Road, Chorlton Village, Chorlton Ees and all local transport links including the Metro, this fine property is not one to be missed and further benefits from being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: enclosed porch, spacious reception hallway, cloakroom, splendid lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden and LOG BURNING STOVE, seventeen foot kitchen and downstairs shower room. To the first floor are three double bedrooms, all of excellent proportions, with two benefitting from fitted wardrobes, bathroom, separate w/c and dressing room. Externally, to the front of the property is a landscaped garden with mature shrubbery and block paved driveway. To the rear, a delightful lawned garden enjoys a Southerly aspect with wooden decking, decorative gravel, large flower beds and mature trees and shrubbery offering privacy. Both double glazing/encapsulated original stained glass and gas central heating have been installed and an internal viewing of this fine property is most highly recommended. Council Tax Band D. EPC E.

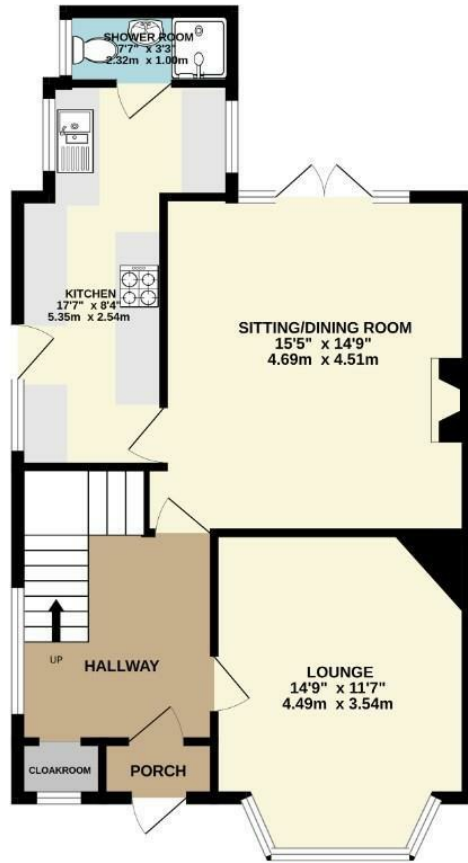
- Beautifully presented semi detached period property
- Sought after Chorltonville location
- Three double bedrooms and two bathrooms
- South facing rear garden
- Many original features throughout
- Driveway providing off street parking
- Catchment area for Brookburn Primary School
- Short walk to all local amenities, Beech Road and transport links including the Metro
- Ideal family home



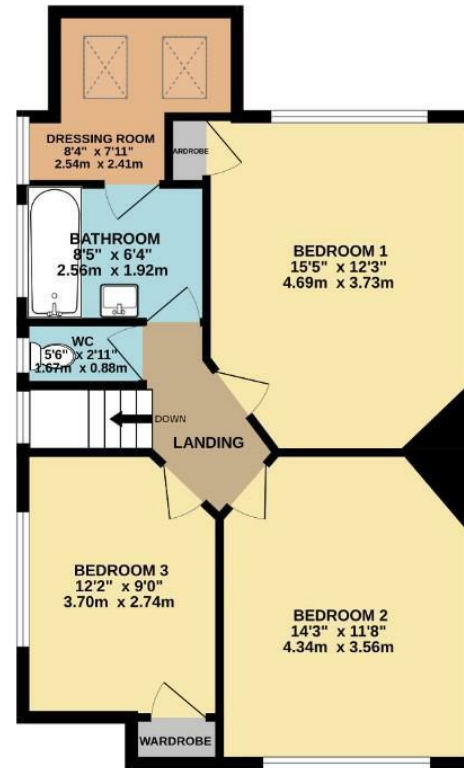
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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