



*Jordan fishwick*

66 Whitelaw Road, Chorlton Green, M21 9HR

Guide Price £595,000



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### The Property

Nestled on one of Chorlton's most highly regarded roads is this delightful **THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY**, providing in excess of 1300sqft versatile accommodation over three floors and cellars and boasting a superb **WEST FACING REAR GARDEN**. Within a stone's throw from Chorlton Green and the vibrant scene of Beech Road, this superb property will prove an ideal family home and benefits from having **MANY ORIGINAL FEATURES RETAINED** as well as being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window, sitting/dining room with open fire and feature 'Manchester' window, kitchen with Italian marble composite worktops. The multiple cellar chambers provide useful storage space as well as scope for conversion to further living accommodation. To the first floor there are two double bedrooms, both of excellent proportions and the main benefitting from full height fitted wardrobes as well as a spacious bathroom, fitted with a four piece suite and large airing cupboard. The second floor reveals the 17ft third double bedroom, with twin Velux skylight windows and fitted storage cupboard. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature trees and shrubbery. To the rear, a walled and enclosed West facing garden has been mainly laid to lawn with large, well stocked beds and patio seating area. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC E.

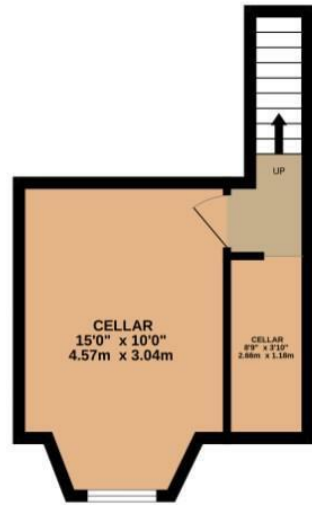
- Highly regarded road in Chorlton Green
- Three double bedrooms and two reception rooms
- Versatile accommodation over three floors and cellars
- Stone's throw from Chorlton Green and Beech Road
- Many original features retained throughout
- West facing rear garden
- Short walk to Chorlton Village and the Metro (Chorlton, 0.5 Miles)
- Catchment area for Ofsted 'Outstanding' Brookburn Primary School
- Double glazing and gas central heating throughout
- Ideal family home



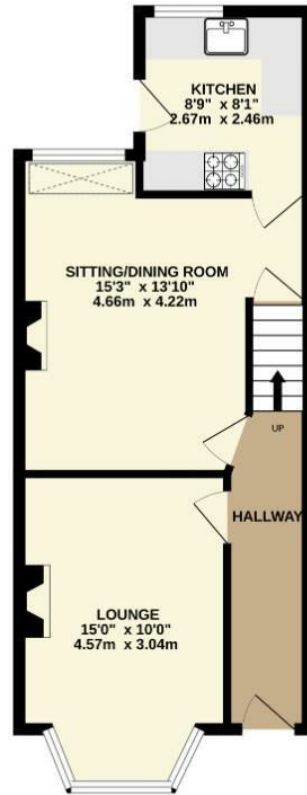
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**BASEMENT**  
209 sq.ft. (19.4 sq.m.) approx.



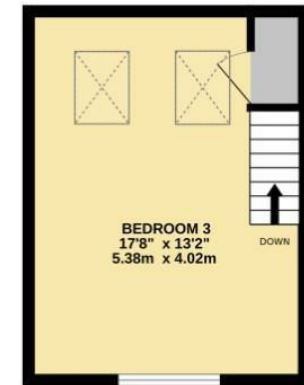
**GROUND FLOOR**  
445 sq.ft. (41.4 sq.m.) approx.



**1ST FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.



**2ND FLOOR**  
233 sq.ft. (21.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1308 sq.ft. (121.6 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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