



*Jordan fishwick*

36 Chequers Road, Chorlton, M21 9DY  
Guide Price £695,000



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### The Property

Positioned on a highly regarded road just off Beech Road is this beautifully presented and EXTENDED FOUR/FIVE DOUBLE BEDROOM, THREE BATHROOM MID TERRACED PERIOD PROPERTY providing spacious and versatile ACCOMMODATION OVER FOUR FLOORS. This delightful property boasting both a DRIVEWAY as well as a WEST FACING REAR GARDEN has been tastefully modernised and updated by the current owners whilst retaining MANY ORIGINAL FEATURES creating a contemporary family home with period elegance throughout. The property is ideally situated for all local amenities being within walking distance to both the vibrant scene of Beech Road, Chorlton Village and only 0.5 miles to the Metro. The accommodation briefly comprises: entrance hallway, lounge with large bay window, sitting/dining room, 22FT OPEN PLAN LIVING/DINING/KITCHEN with large skylight window and solid granite worktops. To the first floor is the 15ft en-suite main bedroom, second double bedroom, main bathroom fitted with a four piece suite and utility. To the second floor there are two further good sized double bedrooms. The converted cellars provide a fifth bedroom/gym, wet room, utility room and store room. Externally, to the front of the property is a driveway providing off road parking for one vehicle whilst to the rear, a superb landscaped garden enjoys a Westerly aspect with timber decking, large beds with mature trees and shrubbery and stone flagged patio. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. Council Tax Band C.

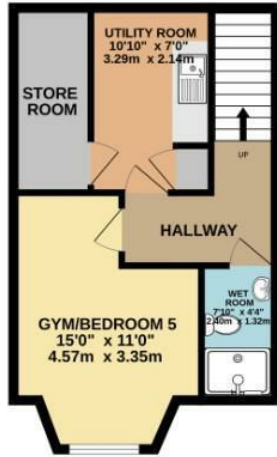
- Well presented and significantly extended period terraced property
- Four/five double bedrooms and three bathrooms
- Three/four reception rooms
- West facing garden
- Highly regarded road just off Beech Road
- Many original features retained
- Driveway providing off road parking
- Versatile accommodation over four floors
- Ideally placed for all local amenities, schools and transport links - 0.5 miles to the Metro (Chorlton)
- Catchment area for Ofsted 'Outstanding' Brookburn Primary School



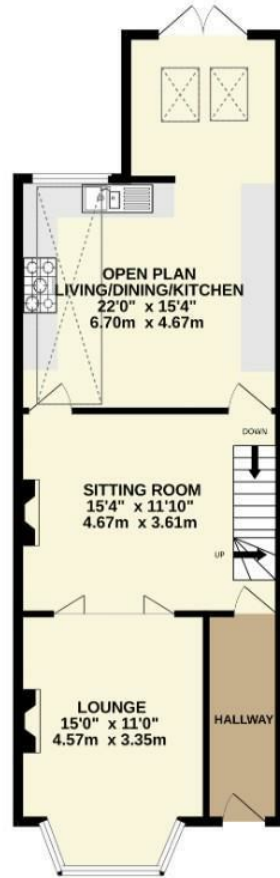
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



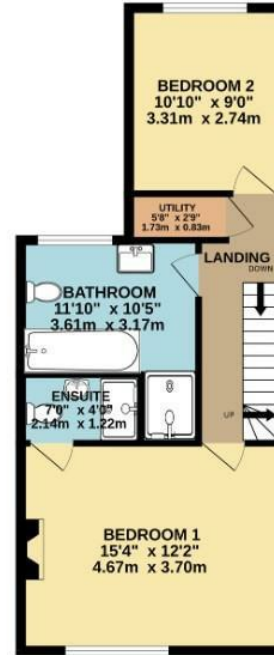
BASEMENT  
370 sq.ft. (34.4 sq.m.) approx.



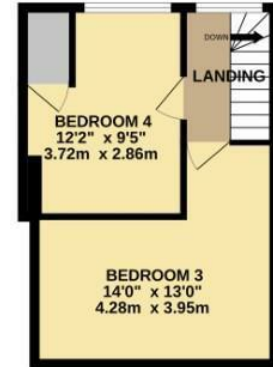
GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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