



Jordan fishwick

42 Chequers Road, Chorlton, M21 9DY

Guide Price £595,000

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The Property

NO CHAIN Positioned on a highly regarded road just off Beech Road is this immaculately presented THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY, boasting a WEST FACING REAR GARDEN as well as light and spacious ACCOMMODATION OVER THREE FLOORS and cellars. This superb property will prove ideal for a young couple or family and is ideally placed for the vibrant scene of Beech Road, all local amenities in Chorlton Village as well as both Brookburn Primary School and Chorlton Ees. Offered for sale in MOVE-IN READY CONDITION and with no onward chain, this delightful home is not one to be missed and further benefits from having had MANY ORIGINAL FEATURES RETAINED as well as the potential to create off road parking. The accommodation briefly comprises: entrance hallway, 27ft THROUGH LOUNGE/DINING ROOM dual aspect windows, original cast iron fireplace and an open fire, modern fitted kitchen with French patio doors opening to the rear garden. To the first floor are two well proportioned double bedrooms and bathroom, fitted with a four piece suite including original freestanding roll top bath whilst the second floor reveals a third good-sized double bedroom. The multiple cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation. Externally, to the front of the property is a walled garden with decorative gravel and mature hedgerow offering privacy from the road. To the rear, a delightful walled courtyard garden enjoys a Westerly aspect with decorative gravel patio and fitted bench seating. Gas central heating has been installed throughout and an internal viewing of this fine property is most highly recommended. Council tax C. EPC E.

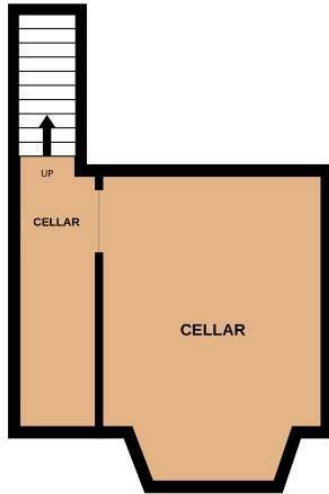
- NO CHAIN
- Three double bedrooms and two reception rooms
- West facing garden
- Highly regarded road just off Beech Road
- Many original features retained
- Short stroll to both Beech Road and Chorlton Village
- Catchment area for Brookburn Primary School
- Scope to convert cellars to further living accommodation
- Move-in ready condition
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
226 sq.ft. (21.0 sq.m.) approx.



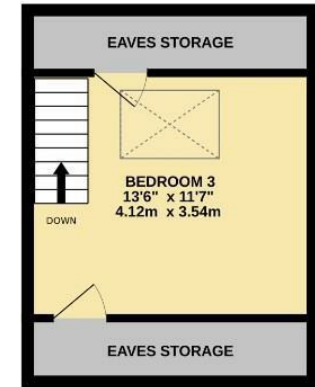
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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