

jordan fishwick

40 St. Annes Road, Chorlton, M21 8TR Offers Over £425,000



The Property

A delightful bay fronted THREE DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY, positioned on a well regarded tree-lined road within walking distance of Chorlton Village and all local amenities. This superb property boasts a SOUTH FACING REAR GARDEN and provides spacious and light accommodation, ideal for a couple or family with MANY ORIGINAL FEATURES retained. The property further benefits from being only a short stroll from the vibrant scene of Beech Road, multiple local schools and parks and is only half a mile from the Metro, providing fast access to both the city centre and nearby airport. The splendid accommodation briefly comprises: covered porch, entrance hallway, 15ft lounge with bay window, dining room with engineered Oak flooring, 17ft breakfast kitchen. To the first floor are three good sized bedrooms and bathroom, fitted with a modern three piece suite with over bath shower and metro tiles. Double glazing and gas central heating throughout. Externally there is a walled garden to the front of the property with mature plants and shrubbery. To the rear, a walled courtyard garden has been well landscaped with raised beds, timber decking and patio seating area and enjoys a sunny Southerly aspect. An internal viewing is most highly recommended. EPC Band C. Council Tax Band B.

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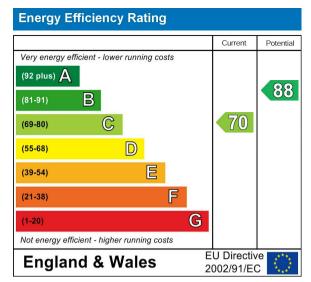


- Well presented mid terrace period property
- Three bedrooms and two reception rooms
- South facing courtyard garden
- Many original features retained
- Walking distance to Chorlton Village and Beech Road
- Short stroll from multiple local schools and parks
- Scope to convert the loft to additional accommodation
- Ideal for young couple or family
- Spacious and versatile accommodation throughout
- 0.5 miles to the Metro (Chorlton)











GROUND FLOOR 548 sq.ft (50.9 sq.m.) approx

1ST FLOOR 517 so ft (48.0 so m.) approx





TOTAL ELOCIF AREA: 1005 sq.ft. (98.9 sq.m.) approximation of the control of the c



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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