



*Jordan fishwick*

6 High Lane, Chorlton, M21 9DF  
Guide Price £595,000

## 6 High Lane, Chorlton, Manchester, M21 9DF

Guide Price £595,000




### The Property

\*\*\*NO CHAIN\*\*\* Positioned in the heart of Chorlton Village is this delightful THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY boasting a wealth of ORIGINAL FEATURES THROUGHOUT. This delightful property would benefit from some cosmetic updating and will prove an ideal family home, positioned within walking distance of all local amenities, schools and parks as well as the vibrant scene of Beech Road. Providing in excess of 2000SQFT ACCOMMODATION OVER TWO FLOORS and cellars, this splendid property is significantly larger than the average three bedroom property in the area. The accommodation briefly comprises: covered porch, entrance hallway, 18ft lounge with large South facing bay window, sitting room, kitchen, dining room. To the first floor are three double bedrooms, all of excellent proportions, bathroom and separate w/c. 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 landscaped garden with mature plants and shrubbery whilst to the rear there is a large enclosed courtyard garden and lawned garden with mature trees and shrubbery beyond. Gas central heating has been installed throughout and an internal viewing is most highly recommended. EPC: D. Council Tax: D.

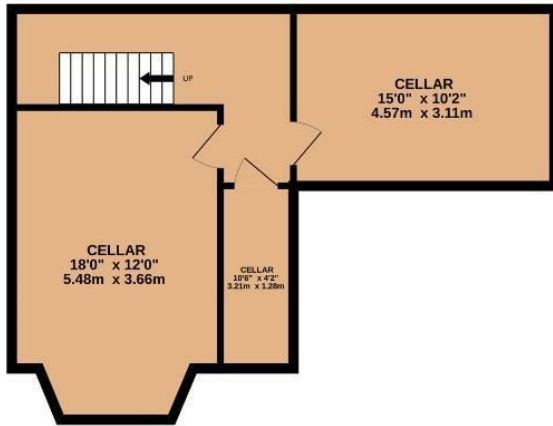
- NO CHAIN
- Superb village centre location
- Three double bedrooms and three reception rooms
- 2000sqft accommodation over two floors and cellars
- Stone's throw from Beech Road and all local amenities, schools and parks
- Many original features retained
- 0.4 miles to the Metro (Chorlton)
- Gardens to both the front and rear
- 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 	



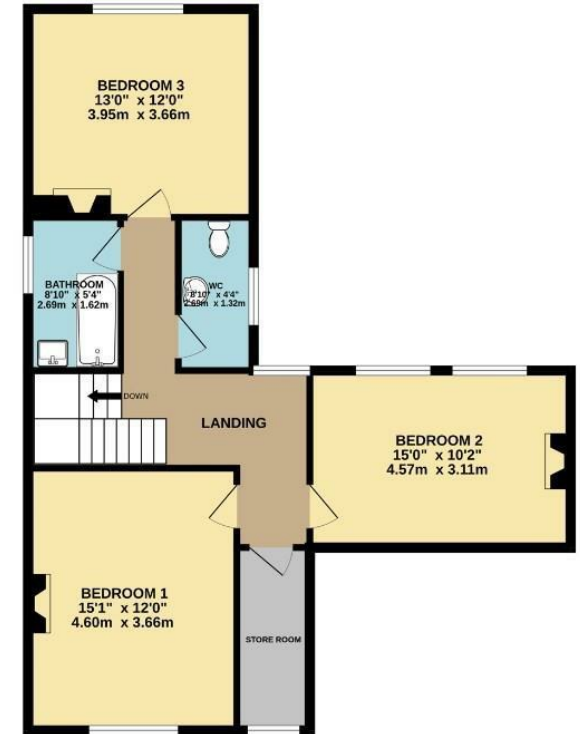
**BASEMENT**  
510 sq.ft. (47.4 sq.m.) approx.



**GROUND FLOOR**  
792 sq.ft. (73.6 sq.m.) approx.



**1ST FLOOR**  
758 sq.ft. (70.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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.  
Made with Metropix ©2024



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington