



jordan fishwick

17 Belwood Road, M21 9FN
Guide Price £750,000



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The Property

A superbly presented and EXTENDED 1920S SEMI DETACHED PROPERTY, located on a well regarded road only a short stroll from Beech Road and Chorlton Green. This delightful property, boasting both a DRIVEWAY as well a 65FT SOUTH FACING GARDEN (approx.) has been tastefully modernised and decorated throughout creating a spacious family home with versatile ACCOMMODATION OVER THREE FLOORS. This wonderful property further benefits from having had MANY ORIGINAL FEATURES retained and is located within a few minutes walk to Beech Road and Chorlton Ees as well as the Metro and is also within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window and LOG BURNING STOVE, open plan dining kitchen, conservatory. To the first floor there are three well proportioned bedrooms, the main with large bay window and bathroom, fitted with a modern three piece suite. The second floor reveals a fourth bedroom and shower room, fitted with a modern three piece suite and feature tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway. To the rear is a superb South facing garden which extends to approximately 65ft and has been mainly laid to lawn. An internal viewing of this fine home is most highly recommended. Council Tax: C. EPC: D.

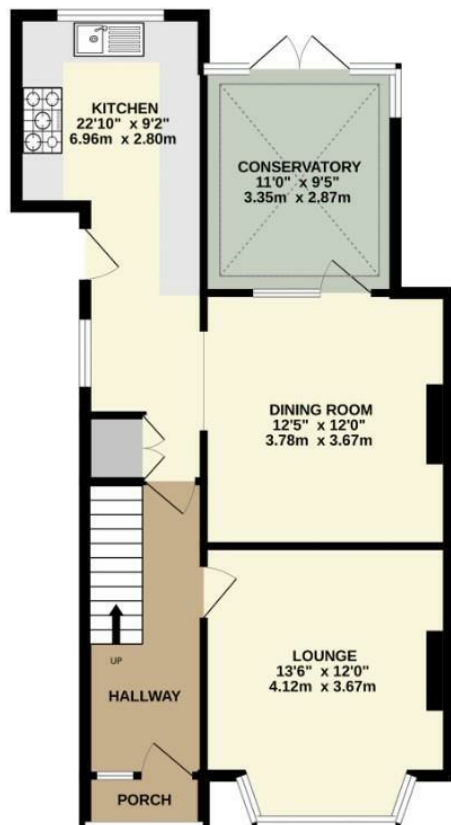
- Beautifully presented 1920s semi detached property
- Four double bedrooms and three reception rooms
- Approx. 65ft South facing garden
- Gated driveway
- Highly regarded tree-lined road
- Catchment area for Brookburn Primary School
- Stone's throw from Beech Road and Chorlton Green
- Walking distance to Chorlton Village and the Metro
- Move-in ready family home
- Council Tax: C. EPC: D.



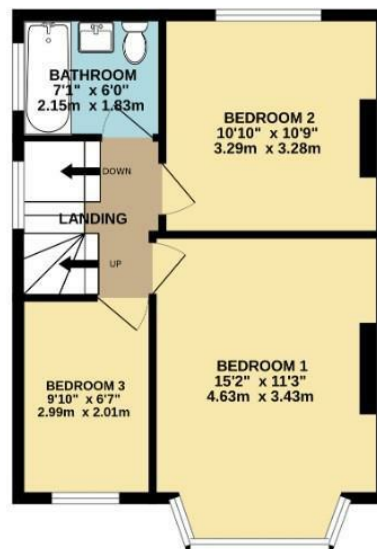
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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