



*jordan fishwick*

13 Beaumont Road, Chorlton, M21 8BG  
Guide Price £565,000





## 13 Beaumont Road, Chorlton, Manchester, M21 8BG

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### The Property

**\*\*\*NO CHAIN\*\*\*** A well presented and EXTENDED THREE BEDROOM SEMI DETACHED 1930S PROPERTY located on a well regarded road just off Beech Road. This delightful property, benefitting from both a DRIVEWAY as well as a LARGE REAR GARDEN provides spacious and light accommodation, ideal for a young couple or family. The property is ideally placed within only a short stroll of Chorlton Village, the Metro, all independent shops, cafes and restaurants on Beech Road and is within the catchment area for Brookburn Primary School and further benefits from a delightful open plan layout throughout the ground floor. The accommodation briefly comprises: entrance hallway, 15ft lounge with large bay window open to the living/dining/kitchen fitted with modern shaker style units and BI-FOLDING DOORS opening to the rear garden. To the first floor there are three good sized bedrooms, the main of which being 22ft in length and boasting an EN-SUITE shower room and the main bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed. Externally, to the front of the property is a driveway providing off road parking while to the rear, a fenced and enclosed garden has been mainly laid to lawn with a timber decked seating area. An internal viewing of this delightful property is most strongly recommended. Sold with no onward chain. Council Tax: C.



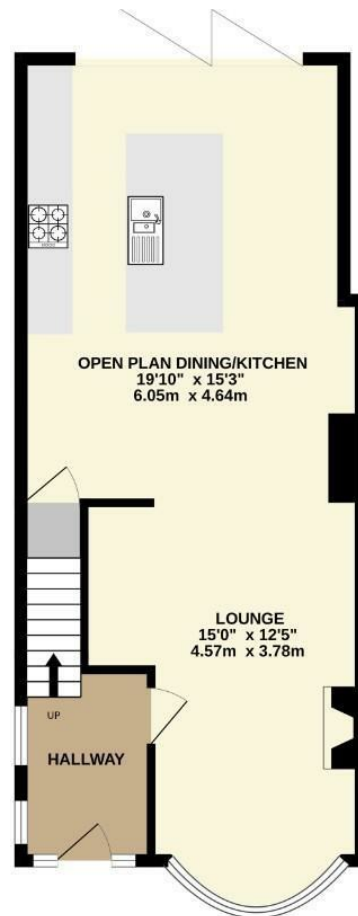
- NO CHAIN
- Extended three bedroom semi detached 1930s property
- Sought after road just off Beech Road
- Superb open plan living accommodation
- Driveway providing off road parking
- 22ft main bedroom with en-suite shower room
- Well placed for all local amenities and transport links
- Catchment area for Brookburn Primary School
- Council Tax: C.



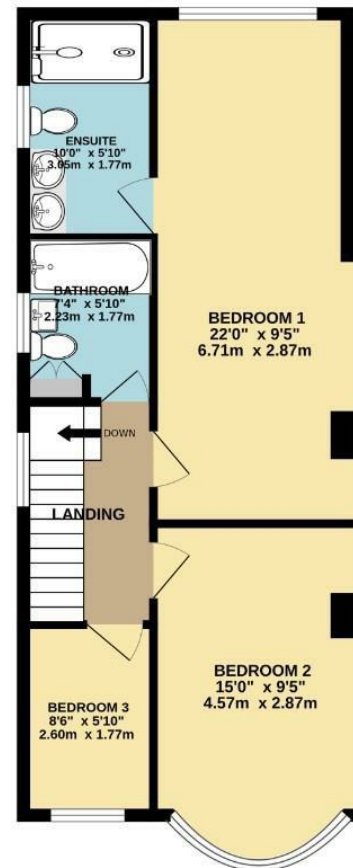
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62925



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