



*jordan fishwick*

44 South Drive, Chorltonville, M21 8EG  
Guide Price £850,000





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### The Property

Located within the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA is this superbly presented and well appointed FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, tastefully modernised and updated by the current owners whilst having MANY ORIGINAL FEATURES retained. This delightful property boasts a large DRIVEWAY AND DETACHED GARAGE providing off road parking and is ideally situated within only a short stroll of the vibrant scene of Beech Road, with its array of independent shops, bars and restaurants as well as all local amenities and transport links in Chorlton Village. The property further benefits from being within the catchment area for Brookburn Primary School and is within easy reach of Ivy Green and Chorlton Ees. The superb accommodation briefly comprises: covered porch, spacious reception hallway, lounge with LOG BURNING STOVE and sliding patio doors opening to the covered terrace and landscaped garden beyond, family room with large bay window and original fireplace, 22ft open plan living/dining/kitchen with dual aspect windows, large central island, feature exposed brick chimney breast and log burning stove. The first floor reveals four double bedrooms, each of excellent proportions with the main featuring an EN-SUITE shower room and family bathroom fitted with a modern four piece suite including freestanding roll top bath. Externally, to the front of the property is a large garden, mainly laid to lawn with mature plants and shrubbery as well as a driveway which provides off road parking for multiple vehicles. To the rear, a good sized fenced and enclosed garden features a covered terrace, timber decked patio area, lawn and beds stocked with an array of mature plants and shrubs. An internal viewing is most highly recommended. Council Tax: E.



- Superbly presented semi detached Edwardian family residence
- Positioned within the sought after Chorltonville Conservation area
- Four double bedrooms, two bathrooms and three spacious reception rooms
- Many original features retained
- Short stroll from both Beech Road and Chorlton Village
- Catchment area for Brookburn Primary School
- 22ft living/dining/kitchen
- Driveway and detached garage
- Well maintained gardens to both the front and rear
- Council Tax: E

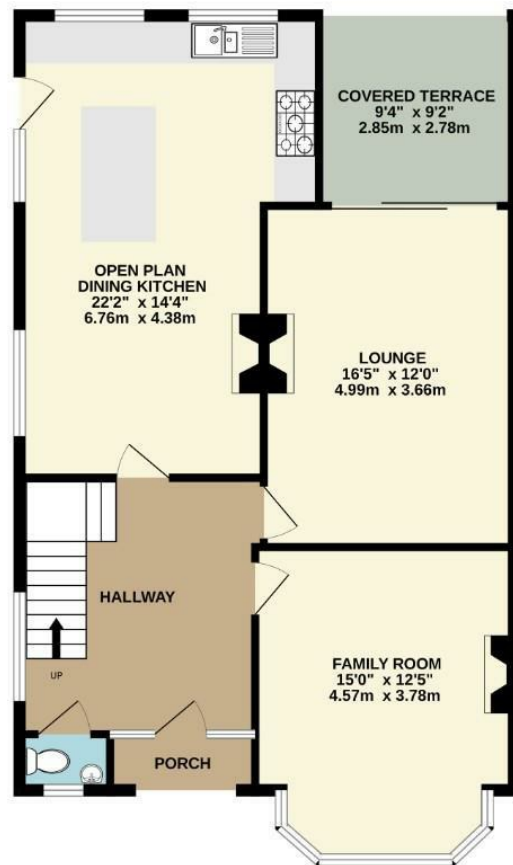


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

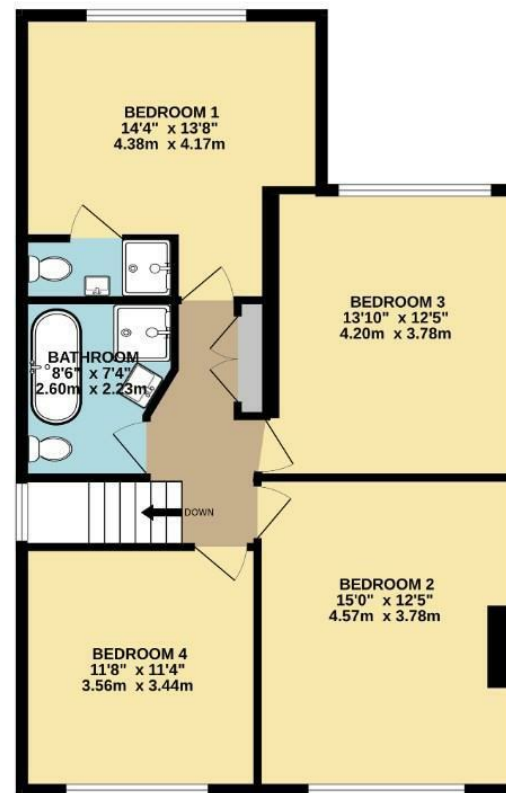




GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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