



*jordan fishwick*

2 Meadow Bank, Chorltonville, M21 8FP  
Offers Over £625,000





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Offers Over £625,000




### The Property

\*\*\*NO CHAIN - MODERNISATION REQUIRED\*\*\* Overlooking The Meade located within the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA and benefitting from a larger than average CORNER PLOT is this delightful THREE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, benefitting from a WESTERLY FACING GARDEN as well as a DRIVEWAY AND DETACHED GARAGE providing off road parking. This superb property will prove an ideal family home, offering spacious and versatile accommodation with MANY ORIGINAL FEATURES throughout and is ideally located within only a short stroll of all local amenities and transport links in Chorlton Village and the vibrant scene of Beech Road with its array of independent shops, bars and restaurants. The property is also located within the catchment area for Brookburn Primary School and walking distance to multiple local parks including Ivy Green and Chorlton Ees. The accommodation briefly comprises: covered porch, vestibule, entrance hall, sitting/dining room with large bay window, spacious lounge with views over the rear garden, breakfast kitchen, cloakroom, w/c. To the first floor there are three good sized double bedrooms, shower room, separate w/c and a useful dressing room/store accessed via the shower room. Externally, to the front of the property is a well stocked garden with path leading up to the front door. To the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and features a lawn, deep beds stocked with an array of mature plants and shrubs as well as a large stone flagged patio area. Beyond the garden is the driveway and garage providing off road parking for multiple vehicles. Gas central heating has been installed throughout and an internal viewing is strongly recommended. Council Tax: E



- NO CHAIN - Modernisation and updating required
- Semi detached Edwardian property with many original features
- Sought after Chorltonville Conservation Area location
- Three double bedrooms + dressing room
- Westerly facing rear garden
- Driveway and garage providing off road parking
- Walking distance to all local amenities, Beech Road and the Metrolink
- Ideal family home within catchment area for Brookburn Primary School
- Larger than average corner plot
- Council Tax: E. EPC E.

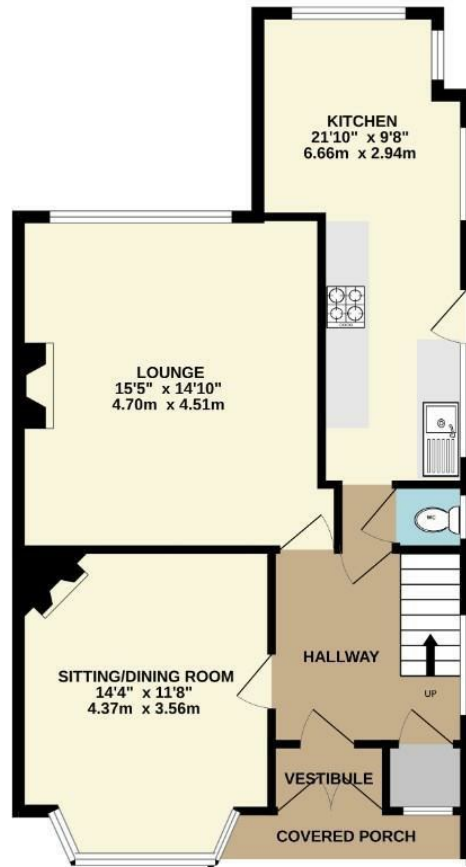


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

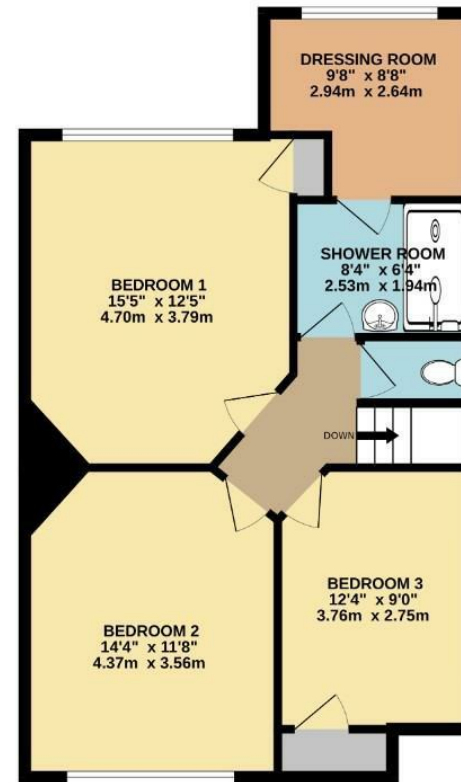




GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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