



jordan fishwick

54 Brundretts Road, Chorlton, M21 9DE
Guide Price £730,000

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The Property

*****NO CHAIN***** An immaculately presented and brand newly renovated SIX DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY located on a well regarded road in the heart of Chorlton Village. This superb property offers versatile family ACCOMMODATION OVER FOUR FLOORS and has been totally refurbished to an excellent standard throughout creating a contemporary, move-in ready family home. The property further benefits from a WESTERLY FACING REAR GARDEN and is located within only a short stroll from all local amenities and transport links in Chorlton Village, the array of independent shops, bars and restaurants on Beech Road as well as multiple local schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window open to the dining room and stunning fitted kitchen beyond which features integrated appliances and large French patio doors opening to the rear garden. The converted cellars provide a further reception room which would prove an ideal family or cinema room, useful utility room and w/c. To the first floor there are three well proportioned bedrooms and main family bathroom, fitted with a modern three piece suite plus tiled walls and flooring while the second floor reveals three further equally well proportioned bedrooms and shower room. Double glazing and gas central heating have been installed throughout. Externally to the front of the property is a walled garden with Indian sandstone path leading to the front door. To the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and features a raised decked area, artificial lawn and Indian sandstone patio area. An internal viewing of this superb home is most strongly recommended.

- NO CHAIN
- Immaculately presented + newly renovated to an excellent standard throughout
- Six double bedrooms, two bathrooms + w/c
- Westerly facing rear garden
- Open plan living accommodation throughout ground floor + family / cinema room
- Central Chorlton location ideal for all local amenities, transport links and Beech Road
- Walking distance to multiple local schools and parks
- Versatile family accommodation over four floors



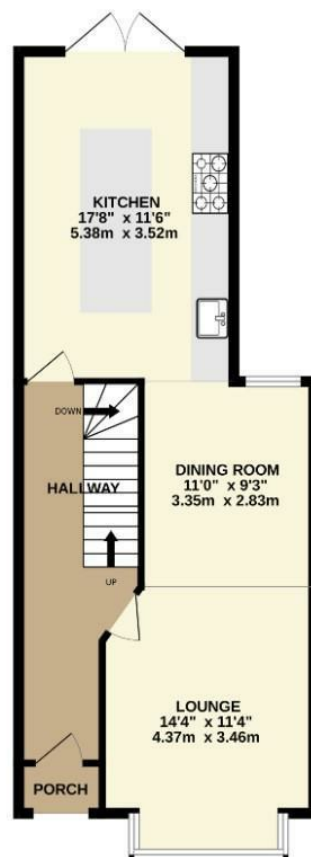
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



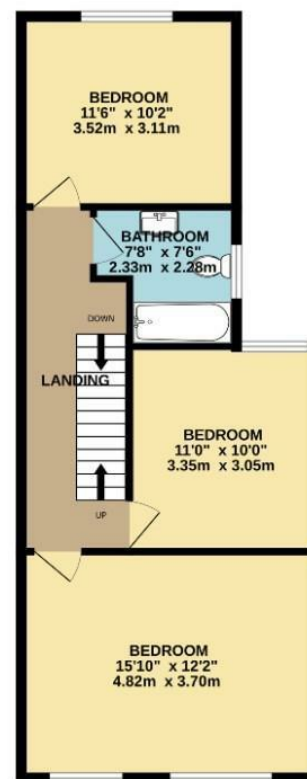
LOWER GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



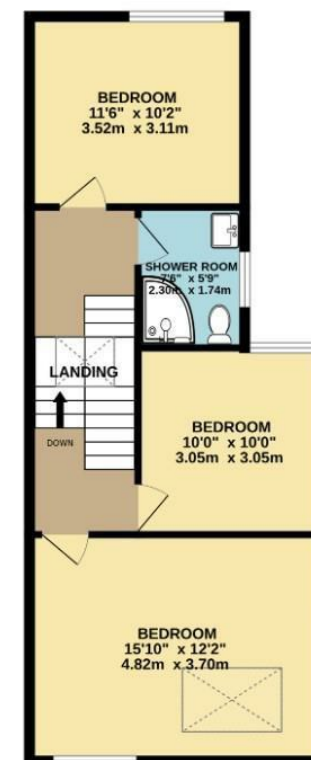
GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
555 sq.ft. (51.5 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.
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