



Jordan fishwick

35 Chequers Road, Chorlton, M21 9DX
Guide Price £785,000



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The Property

*****NO CHAIN***** Located on one of Chorlton's most sought after roads just off Beech Road is this immaculately presented and recently renovated **FOUR BEDROOM END TERRACE PERIOD PROPERTY** which provides spacious, versatile **ACCOMMODATION OVER FOUR FLOORS**. This turn-key property has been updated throughout to exemplary standards by the current owners creating a contemporary and move-in ready home ideal for a young couple or family. The property is situated within only a short stroll of both Chorlton Village and Beech Road, with its array of independent cafes, restaurants and shops plus there are multiple schools and parks all within easy reach. The accommodation briefly comprises: spacious entrance hallway with feature wooden panelling, lounge with large bay window open to the dining room, 19ft breakfast kitchen with a range of premium appliances, including Neff double oven and induction hob, **QUARTZ COUNTERTOPS** and French patio doors leading out to the landscaped rear garden. The lower ground floor reveals a 21ft reception room/bedroom, ideal for use as a home office/media room or guest bedroom plus there is a shower room and useful utility to this floor. The first floor reveals the principal suite, comprising 15ft bedroom, dressing room with freestanding bath and en-suite shower room along with a second generous double bedroom with en-suite. The second floor reveals a third equally well proportioned bedroom with en-suite shower room and Velux skylight window. Externally, to the front of the property there is a hard standing area along with an Indian sandstone path leading to the front door. To the rear, a landscaped walled garden features a spacious Indian Sandstone patio along with an artificial lawn. The property benefits from new double glazing and gas central heating throughout, has been re-wired and re-plumbed. An internal viewing is most strongly recommended.

- Superbly presented, recently renovated Victorian end terrace
- Spacious accommodation over four floors
- Four double bedrooms + four bathrooms
- Highly regarded and sought after road just off Beech Road
- Well placed for all local amenities and transport links in Chorlton Village
- Short stroll to Beech Road plus multiple parks
- Immaculate, move-in ready condition
- Catchment area for Brookburn Primary School
- Council Tax: D. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



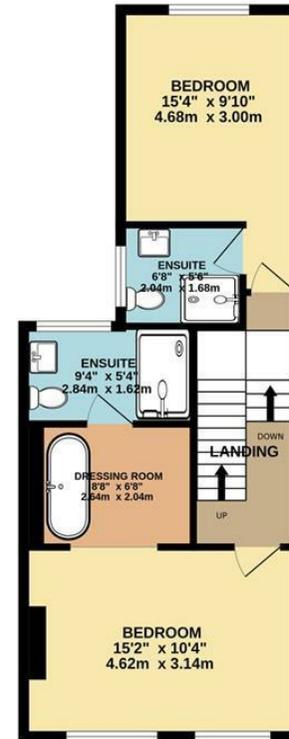
BASEMENT
315 sq.ft. (29.3 sq.m.) approx.



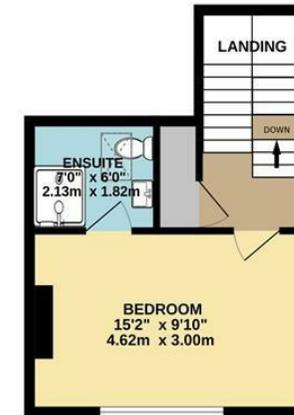
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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