



*Jordan fishwick*

11 East Meade, Chorltonville, M21 8GA  
Guide Price £825,000

# 11 East Meade, Chorltonville, Manchester, M21 8GA

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## The Property

Located within the highly regarded and sought after Chorltonville Conservation Area is this truly delightful, significantly EXTENDED FOUR DOUBLE BEDROOM DOUBLE FRONTED SEMI DETACHED EDWARDIAN PROPERTY of character which benefits from a SOUTHERLY FACING GARDEN as well as a DRIVEWAY providing off road parking. MANY ORIGINAL FEATURES have been retained and the property shall prove an ideal family home, located within walking distance of all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road, Chorlton Ees and positioned within the catchment area for Brookburn Primary School. Upon entering, you are welcomed by two spacious reception rooms that provide ample room for relaxation and entertaining. The heart of the home is undoubtedly the impressive 27ft open plan living/dining/kitchen which creates a warm and inviting atmosphere for family gatherings and social occasions. The design allows for natural light to flood the space, enhancing the overall appeal of the home. To the first floor there are four generous double bedrooms, the main of which boasting full height fitted wardrobes plus an EN-SUITE shower room and main family bathroom, fitted with a modern three piece suite. Externally to the front of the property there is a driveway providing off road parking while to the rear, a fenced and enclosed garden enjoys a sunny southerly aspect and features a large artificial lawn and useful brick built storage shed. With its blend of period features and modern amenities, this semi-detached house is an exceptional opportunity for those looking to settle in a vibrant and picturesque neighbourhood. An internal viewing is most strongly recommended.



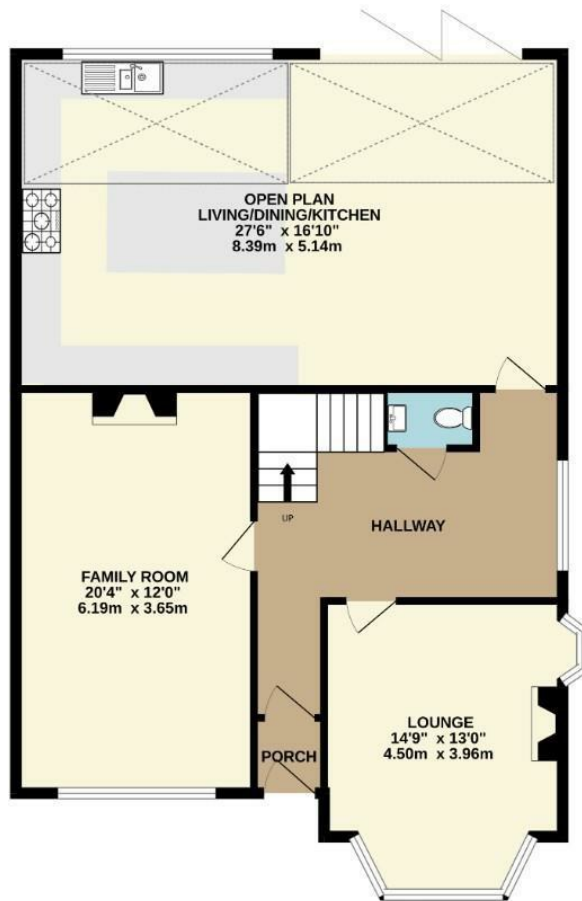
- Superbly presented extended semi detached Edwardian property of character
- Sought after Chorltonville location
- Four generous double bedrooms, two bathrooms + downstairs w/c
- 27ft open plan living/dining/kitchen
- Southerly facing garden + driveway providing off road parking
- Walking distance to Chorlton Village and the vibrant scene of Beech Road
- Many original features retained
- Move-in ready family home within catchment area for Brookburn Primary School
- Solar panels fitted on a feed in tariff



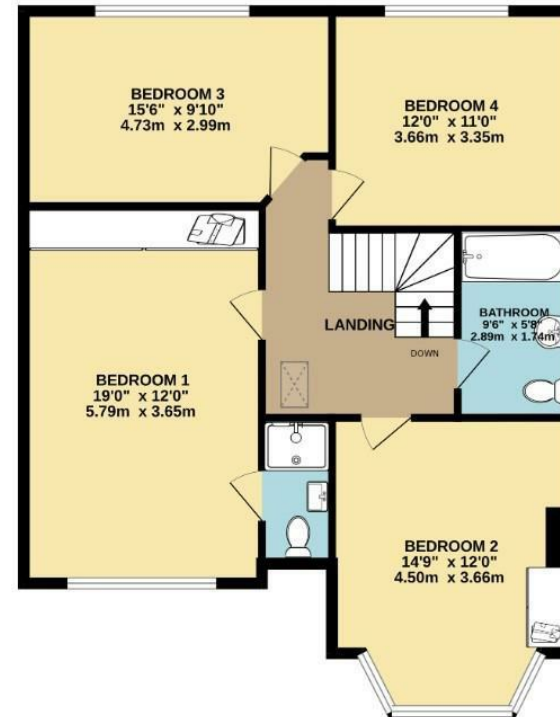
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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