jordan fishwick

32 St. Annes Road, Chorlton, M21 8TR

Guide Price £590,000

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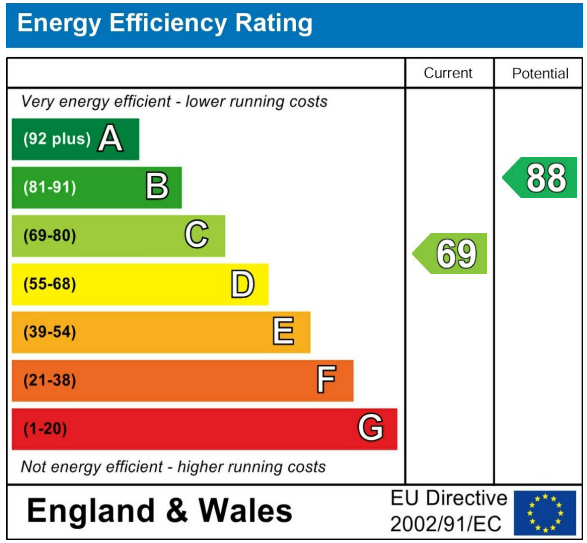
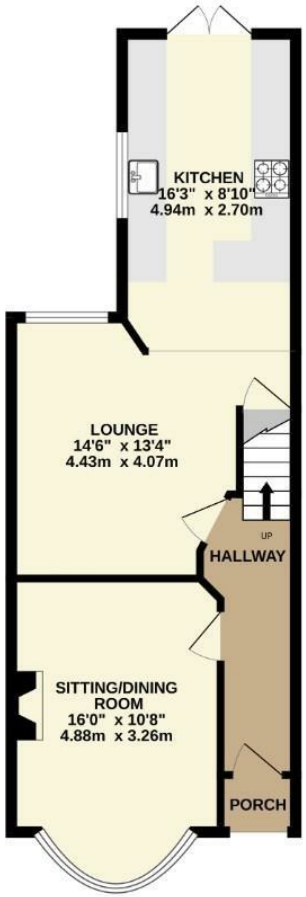
The Property

Nestled on a charming and sought after tree-lined road located only a short stroll from both Chorlton Village and Beech Road is this immaculately presented FIVE BEDROOM MID TERRACE PERIOD PROPERTY of character boasting spacious and versatile ACCOMMODATION OVER THREE FLOORS. This splendid property boasts a delightful SOUTH FACING GARDEN and offers a perfect blend of modern living and classic elegance having been renovated to the highest of standards while retaining MANY ORIGINAL FEATURES. The property further benefits from being situated within easy walking distance of all local amenities and transport links including the Metro, multiple schools, parks and the array of independent shops, bars and restaurants that line both Beech Road and Barlow Moor Road. The accommodation briefly comprises: covered porch, entrance hallway, sitting/dining room with large bay window, original fireplace and bespoke fitted cupboards, OPEN PLAN LIVING/DINING/KITCHEN with French patio doors opening to the rear garden. To the first floor there are three good sized bedrooms, the main of which benefitting from an original cast iron fireplace and full height fitted wardrobes plus the main family bathroom, fitted with a modern three piece suite and feature tiled flooring. The second floor reveals two further bedrooms, the larger of which also boasting full height fitted wardrobes and hidden access to the storage room beyond plus there is an additional shower room with a stylish three piece suite and feature chevron marble effect tiling. Both double glazing and central heating have been installed throughout. Externally, to the front there is a walled garden and a gated, tiled path leads to the front door. To the rear, a walled courtyard garden features an artificial lawn, timber decking and well stocked beds with timber boundaries. An internal viewing is most highly recommended.

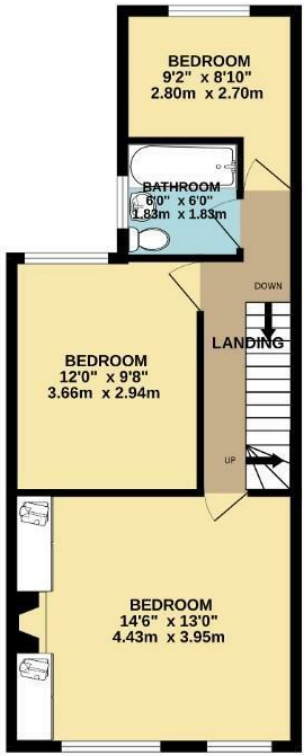
- Immaculately presented mid terrace period property
- Five bedrooms, two bathrooms and two reception rooms
- Southerly facing rear garden
- Well regarded tree-lined road
- Walking distance to Chorlton Village, Beech Road and the Metrolink
- Many original features retained
- Spacious and light accommodation over three floors
- Move-in ready condition
- Council Tax: B. EPC: C



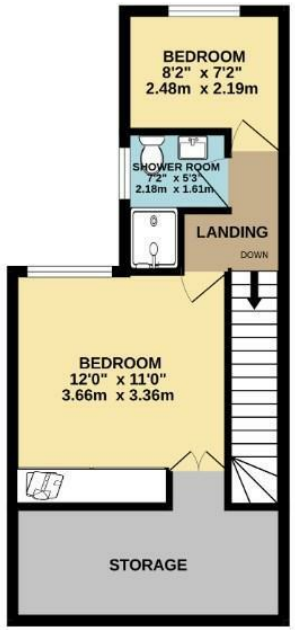
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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