



jordan fishwick

35 Claude Road, Chorlton, M21 8BZ
Guide Price £555,000



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Manchester, M21 8BZ**

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The Property

*****NO CHAIN***** A beautifully presented and significantly **EXTENDED THREE DOUBLE BEDROOM END TERRACE PERIOD PROPERTY** located on a highly regarded and sought after road just off Beech Road. This superb property boasts a **DRIVEWAY** as well as a larger than average rear garden and is ideally located within only a short stroll from all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road as well as multiple local schools and parks. Many **ORIGINAL FEATURES** have been retained and the property is offered for sale in **MOVE-IN READY** condition having been tastefully updated and stylishly decorated throughout by the current owners. The accommodation briefly comprises: enclosed porch, entrance hallway with feature tiled flooring, lounge with large bay window and **LOG BURNING STOVE** open to the dining room with glazed patio door opening to the rear garden, 17ft breakfast kitchen fitted with modern gloss units and **SOLID GRANITE WORKTOPS**, utility room. To the first floor there are three generous double bedrooms, the main featuring an original cast iron fireplace and bathroom fitted with a modern four piece suite while the multiple cellar chambers provide useful storage space and a w/c. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and driveway providing off road parking which extends to the side. To the rear, a larger than average fenced and enclosed garden features a large split level stone patio, artificial lawn and beds stocked with an array of mature plants and shrubs. Early viewing is most highly recommended.

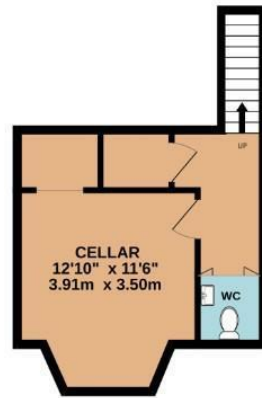
- NO CHAIN
- Beautifully presented and extended end terrace period property
- Three generous double bedrooms
- Driveway providing off road parking
- Larger than average rear garden
- Highly regarded road just off Beech Road
- Walking distance to Chorlton Village, the Metro and multiple parks
- Catchment area for Brookburn Primary School
- Many original features and stylishly decorated throughout
- Council Tax: B. EPC: D



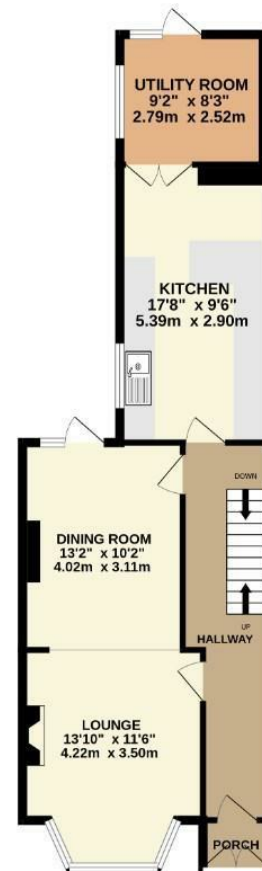
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BASEMENT
295 sq.ft. (23.7 sq.m.) approx.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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