



jordan fishwick

29 Meadow Bank, Chorltonville, M21 8EF
Guide Price £810,000



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Chorltonville, Manchester,
M21 8EF**
Guide Price £810,000



The Property

NO CHAIN Welcomed to the market for the first time in over five decades is this truly delightful FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, set within the heart of the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA. This delightful property offers spacious and light accommodation throughout, ideal for a couple or family and boasts a wealth of ORIGINAL FEATURES throughout such as the cast iron fireplaces, ornate stained glass windows and wooden flooring. The property is ideally situated only a short walk from all local amenities and transport links in Chorlton Village, the array of independent shops, bars and restaurants that line Beech Road plus both Brookburn Primary School and Chorlton Ees Nature Reserve are just a stone's throw away. The accommodation briefly comprises: covered porch, entrance hallway, 15ft lounge, spacious dining room with large bay window, family room/snug with views over the rear garden, kitchen, cloakroom/wc. To the first floor there are four good sized double bedrooms, spacious bathroom and separate w/c. Externally to the front of the property a walled garden stocked with mature trees and shrubs offers privacy plus a driveway provides off road parking. To the rear, a fenced and enclosed garden features a large lawn, patio area and mature, well stocked borders displaying an array of mature plants and shrubs. Early viewing is most highly recommended.

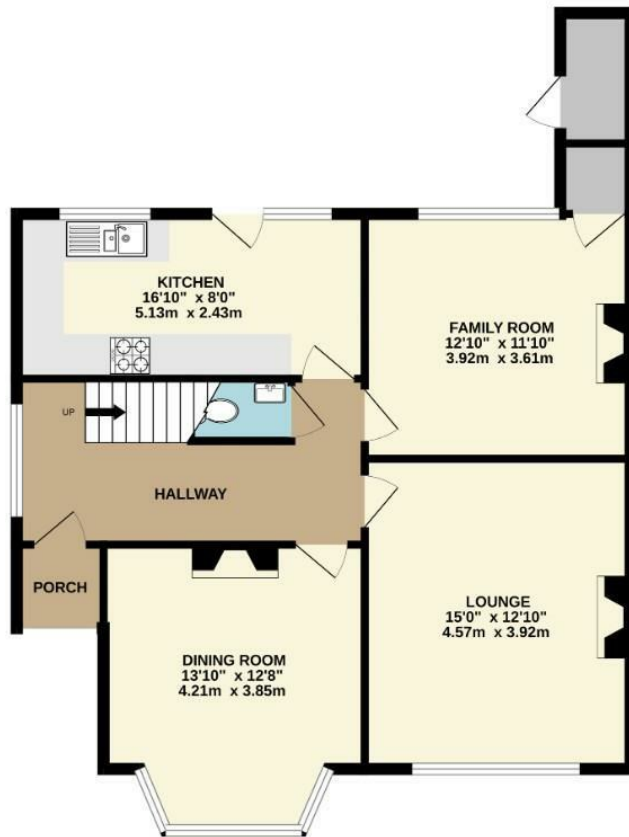
- NO CHAIN
- Superb semi detached Edwardian property of character
- Four double bedrooms + three reception rooms
- Located in the heart of the Chorltonville Conservation Area
- Westerly facing rear garden
- Driveway providing off road parking
- Many original features throughout
- Walking distance from all local amenities and transport links
- Catchment area for Brookburn Primary School
- Council Tax: E. EPC: D



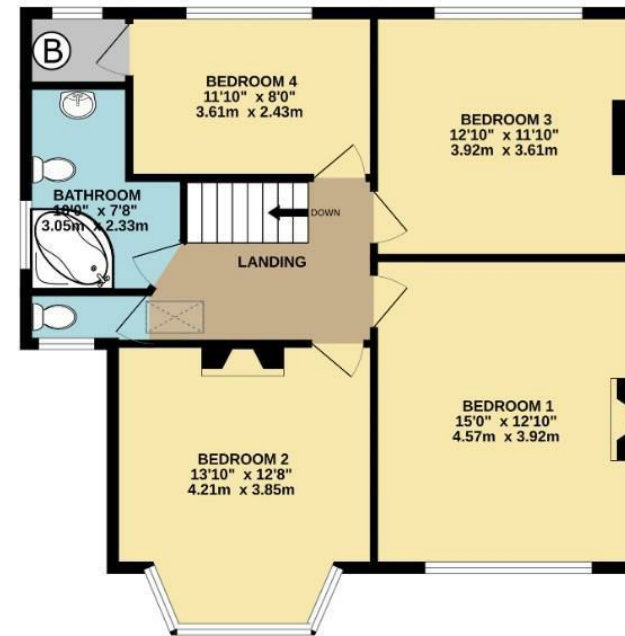
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.6 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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