



*Jordan fishwick*

10 Reeves Road, Chorlton, M21 8BT  
Guide Price £445,000



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### The Property

Located on a highly regarded road just off Beech Road is this delightful garden fronted THREE BEDROOM MID TERRACE PERIOD PROPERTY which boasts a WESTERLY FACING GARDEN as well as MANY ORIGINAL FEATURES throughout. This superb property offers spacious and light accommodation throughout, ideal for a young couple or family and is located within only a short stroll from the array of independent shops, cafes and restaurants that line Beech Road as well as all amenities and transport links in Chorlton Village. There are multiple parks and schools, including Brookburn Primary School which this property falls within the catchment area of, also within easy reach and the accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with bay window open to the dining room with glazed patio door opening to the rear garden, kitchen/breakfast room with modern fitted kitchen and French patio doors opening to the rear garden. To the first floor there are three good sized bedrooms, the main benefitting from full height fitted wardrobes and original cast iron fireplace and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally to the front of the property a walled garden is stocked with mature shrubs and a gated path leads to the front door. To the rear, an enclosed courtyard garden enjoys a sunny westerly aspect and features a large stone flagged patio along with mature plants and shrubs. An internal viewing is most strongly recommended.

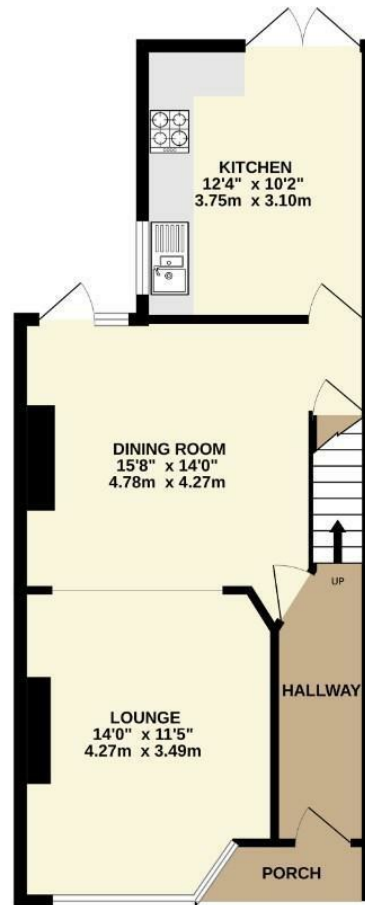
- Delightful mid terrace period property
- Three good sized bedrooms and two reception rooms
- Sought after road just off Beech Road
- Westerly facing rear garden
- Many original features retained
- Short stroll from Beech Road and Chorlton Village
- Catchment area for Brookburn Primary School
- Ideal for a couple or family
- Council Tax: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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