



*Jordan fishwick*

3 Beech Road, Chorlton, M21 8BX  
Guide Price £650,000

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### The Property

A truly delightful FOUR DOUBLE BEDROOM, TWO BATHROOM MID TERRACE PERIOD PROPERTY of character located on the highly regarded and sought after Beech Road. This superb property benefits from a SOUTH FACING REAR GARDEN and has been tastefully updated throughout by the current owners creating a contemporary family home with spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. MANY ORIGINAL FEATURES have been retained and the property is ideally placed within only a short stroll from the array of independent bars, restaurants and shops on Beech Road, all local amenities and transport links in Chorlton Village as well as multiple local parks and further benefits from being located within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original stained glass, family room, spacious dining kitchen with solid QUARTZ COUNTERTOPS and French patio doors leading out to the rear garden. To the first floor there are three good sized bedrooms, all of which benefit from bespoke fitted wardrobes and main bathroom, recently refitted with a modern four piece suite while the second floor reveals the principal suite comprising 22ft bedroom with EN-SUITE shower room, large walk in wardrobe/storage cupboard and JULIETTE BALCONY. The multiple cellar chambers provide useful storage space and a utility room. Externally to the front of the property a walled garden with mature shrubs and gated path offer privacy from the road while to the rear, a walled courtyard garden enjoys a sunny southerly aspect and features an Indian sandstone patio along with well stocked beds with timber boundaries. An internal viewing is most highly recommended.



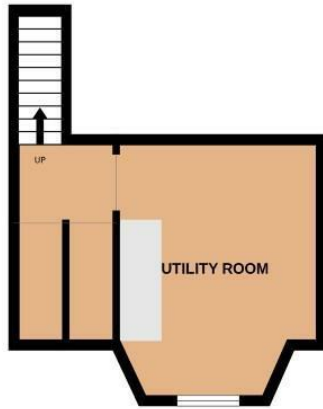
- Immaculately presented mid terrace period property
- Four double bedrooms, two bathrooms + three reception rooms
- Southerly facing rear garden
- Many original features retained
- Ideally placed for all local amenities, parks and transport links
- Catchment area for Brookburn Primary School
- Versatile family accommodation over three floors and cellars
- Recently refitted kitchen and bathroom
- Council Tax: C. EPC: D



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>		<b>79</b>
(55-68) <b>D</b>	<b>60</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	



BASEMENT  
220 sq.ft. (20.4 sq.m.) approx.



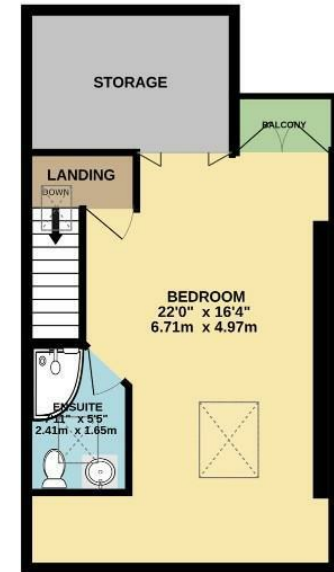
GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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