



**FOR SALE**  
**jordan fishwick**  
CHORLTON  
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22 Beechwood Avenue, Chorlton, M21 8UA  
Guide Price £525,000



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Chorlton, Manchester,  
M21 8UA**  
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### The Property

A beautifully presented FOUR DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY nestled on a quiet sought after CUL-DE-SAC within only a short stroll of Chorlton Village. This superb property boasts a WESTERLY FACING COURTYARD GARDEN as well as MANY ORIGINAL FEATURES throughout and is offered for sale in MOVE-IN READY condition having been tastefully updated and stylishly decorated throughout by the current owners. The property is ideally located for all local amenities and transport links as well as being walking distance from the vibrant scene of Beech Road, multiple local schools and parks including Chorlton Park, which can be entered at the end of the street and will prove ideal for a couple family. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window with custom fitted shutters, original wooden flooring and cast iron fireplace open to the dining room, modern fitted kitchen. To the first floor there are two good sized double bedrooms, both with original cast iron fireplace and spacious bathroom fitted with a modern four piece suite. To the second floor there are two further well proportioned bedrooms, the larger of which benefits from an EN-SUITE shower room. The multiple cellar chambers provide useful storage space and both double glazing as well as gas central heating have been installed throughout. Externally, to the front of the property is a garden with gated path leading to the front door and hedgerow offering privacy from the road. To the rear a walled courtyard garden enjoys a sunny Westerly aspect and features an artificial lawn. An internal viewing is most highly recommended.

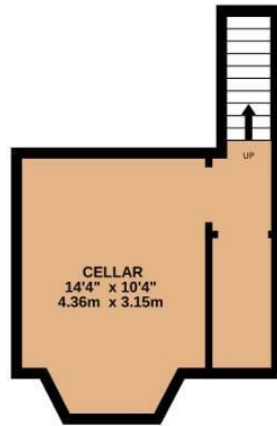
- Superbly presented mid terrace period property
- Four double bedrooms + two bathrooms
- Quiet CUL-DE-SAC within walking distance of Chorlton Village and Beech Road
- Westerly facing courtyard garden
- Many original features retained
- Versatile accommodation over three floors and cellars
- Well placed for all local amenities, schools and parks
- Move-in ready
- Ideal for a couple or family
- Council Tax: C. EPC: D



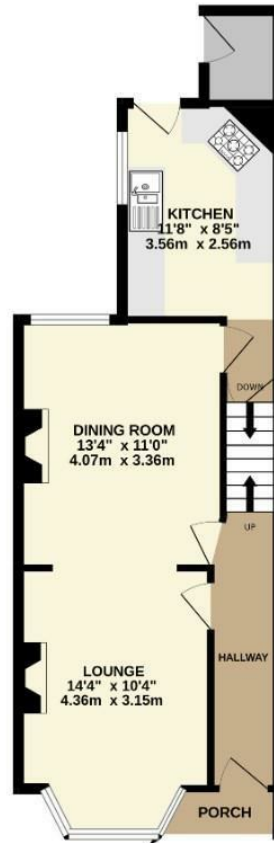
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



BASEMENT  
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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