

jordan fishwick

2 South Drive, Chorltonville, M21 8DX

Guide Price £740,000



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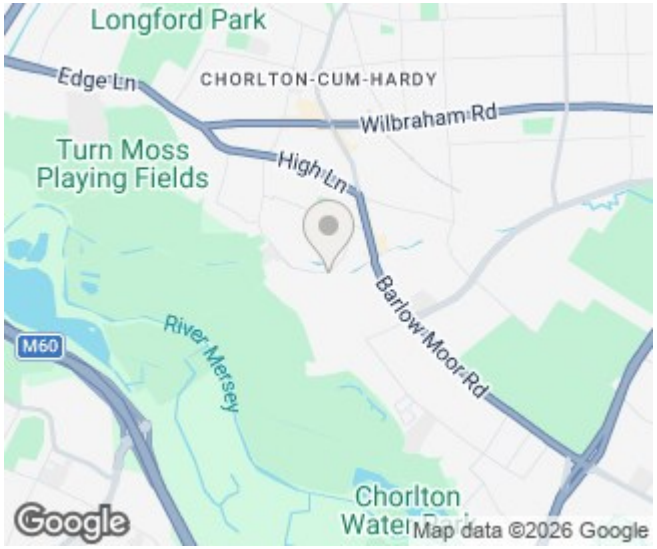
The Property

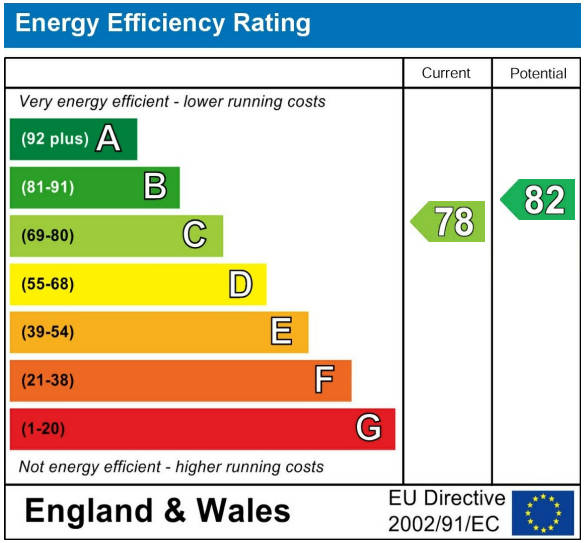
COMPLETE CHAIN Located within the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA is this delightful FOUR BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, benefitting from a USEFUL LOFT ROOM, beautifully landscaped WESTERLY FACING GARDEN and DRIVEWAY providing ample off road parking. This superb property will prove ideal for a couple or family, offering spacious and light accommodation with many ORIGINAL FEATURES throughout such as the stained glass windows, multiple fireplaces and wooden flooring. The property is ideally located for all local amenities and transport links being within walking distance from all amenities and transport links in Chorlton Village, the array of independent shops, bars and restaurants that line Beech Road plus Brookburn Primary School and multiple parks are only a short stroll away. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, family room with large bay window, lounge with original fireplace and views over the rear garden, 21ft dining kitchen with integrated appliances and French patio doors opening to the rear garden, cloakroom/wc. To the first floor bedrooms, three generously proportioned doubles, two of which benefit from original fireplaces plus a good sized fourth and bathroom, fitted with a period style three piece suite including freestanding roll top bath. The converted loft provides a useful loft room accessed via drop down ladder and offers additional storage space along with scope for full conversion to an additional bedroom (subject to planning / building control approval). Externally to the front of the property there is a walled garden stocked with an array of mature plants and shrubs along with a decorative gravel driveway. To the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and features a large lawn, timber decking with pergola, decorative gravel patio and well stocked beds with timber boundaries. Early viewing is most highly recommended.

- COMPLETE CHAIN - Our vendor has found a property they wish to purchase and had their offer accepted
- Superbly presented semi detached Edwardian family residence
- Four good sized bedrooms + useful loft room
- Westerly facing landscaped rear garden
- Two spacious reception rooms + 21ft dining kitchen
- Many original features throughout
- Highly regarded and sought after Chorltonville Conservation Area
- Catchment area for Brookburn Primary School
- Walking distance from Chorlton Village, vibrant scene of Beech Road and the Metro
- Council Tax: E. EPC: C



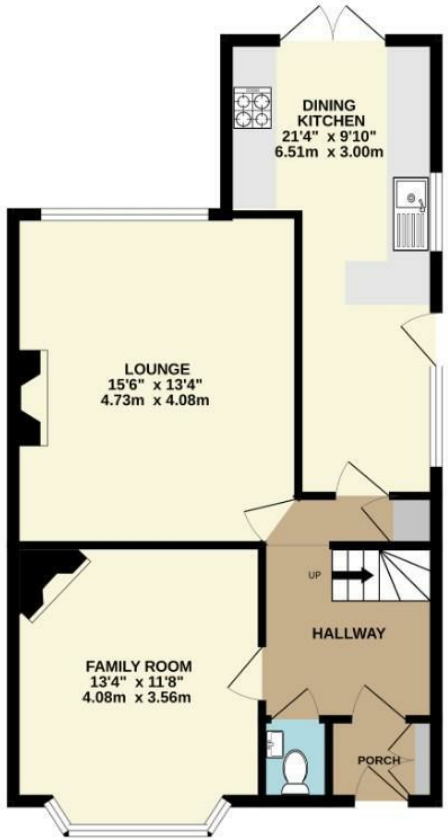




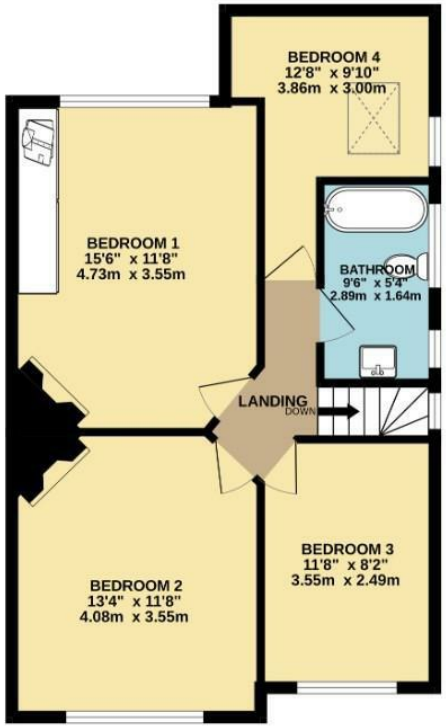




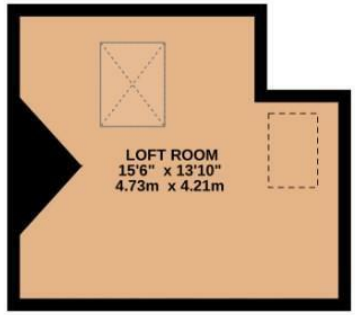
GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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