



jordan fishwick

242 Ryebank Road, Chorlton, M21 9LU
Guide Price £765,000



The Property

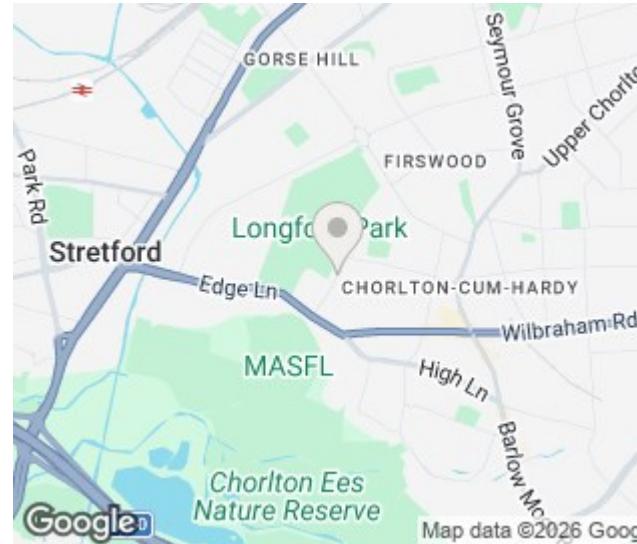
NO CHAIN A superbly presented FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY located on a well regarded and sought after road only a short stroll from both Chorlton Village and Beech Road. This delightful property has been tastefully remodelled by the current owners and provides spacious, versatile family accommodation over three floors. The property further benefits from a WESTERLY FACING GARDEN and views over Trafford Athletic Club to the rear. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window, 28ft open plan dining/kitchen with integrated appliances, solid wooden worktops, UNDERFLOOR HEATING and bi-folding doors opening to the rear garden, utility room, w/c, boot room. To the first floor there are three well proportioned double bedrooms and wet room fitted with feature tiled walls and flooring while the second floor reveals two further double bedrooms along with the main bathroom/wet room with freestanding bath. Both double glazing and gas central heating have been installed. Externally to the front of the property there is a walled garden stocked with an array of mature plants and shrubs. To the rear, a fenced and enclosed garden enjoys a sunny Westerly aspect and features two stone flagged patio seating areas, lawn and decorative gravel. An internal viewing is most strongly recommended.

**242 Ryebank Road, Chorlton,
Manchester, M21 9LU**

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- NO CHAIN
- Superbly presented semi detached Edwardian family residence
- Five double bedrooms, two bathrooms + w/c
- Westerly facing rear garden with views over Trafford Athletic Club
- 28ft open plan dining/kitchen
- Short stroll from multiple local schools and Longford Park
- Walking distance to Chorlton Village and Beech Road
- Well maintained gardens to both the front and rear
- Useful utility room + boot room/rear porch
- EPC: C. Council Tax: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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