jordan fishwick

35 St Annes Road, Chorlton, M21 8TQ

Guide Price £510,000

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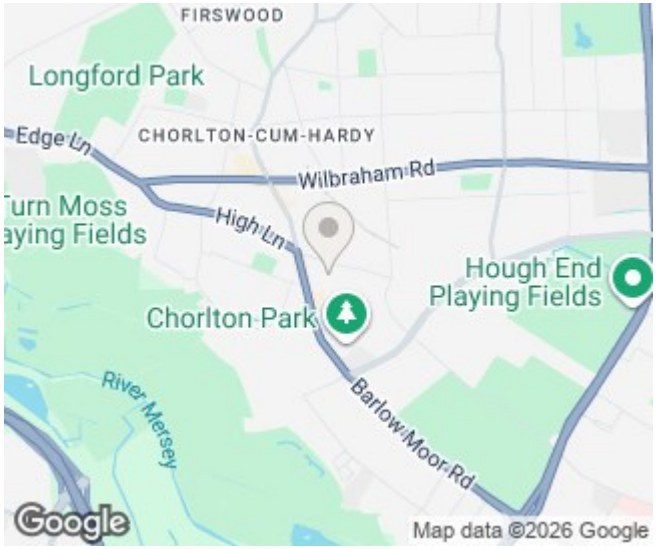
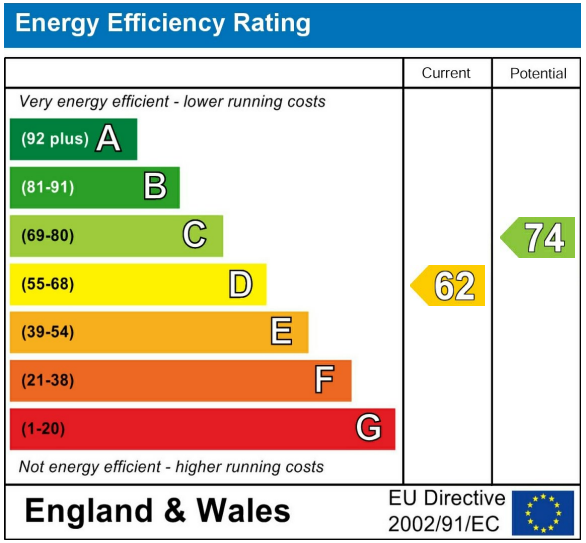
The Property

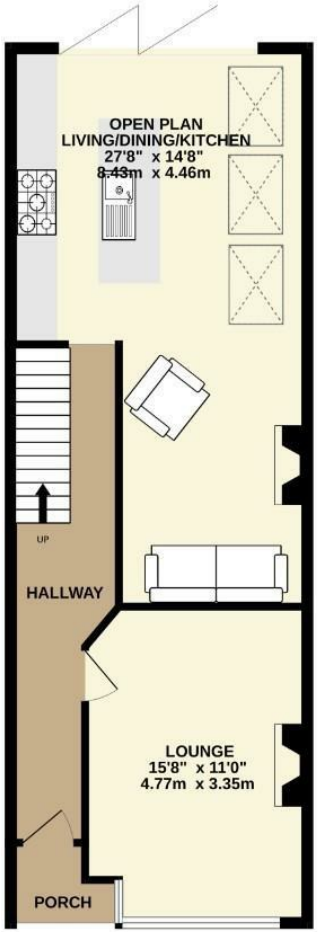
A simply delightful and significantly EXTENDED THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY nestled on a sought after tree-lined road located only a short stroll from both Chorlton Village and Beech Road. This wonderful home is offered for sale in MOVE-IN READY condition having been modernised and updated to an exceptional standard while retaining MANY ORIGINAL FEATURES creating a contemporary home with period elegance throughout. The property further benefits from being situated within easy walking distance of all local amenities and transport links including the Metro, multiple schools, parks and the array of independent shops, bars and restaurants that line both Beech Road and Barlow Moor Road. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and LOG BURNING STOVE, 27FT OPEN PLAN LIVING/DINING/KITCHEN fitted with modern shaker style units and integrated appliances, central island, solid QUARTZ COUNTERTOPS, triple Velux skylight windows and BI-FOLDING DOORS opening to the rear courtyard garden. To the first floor there are three good sized double bedrooms, each boasting an original cast iron fireplace and bathroom, fitted with a modern period style three piece suite and subway tiling. Both double glazing and gas central heating have been installed throughout. Externally there are well maintained walled gardens to both the front and rear, with the rear courtyard garden benefitting from a large stone patio area, raised beds with brick boundaries and bespoke fitted bench seating. An internal viewing is most highly recommended.

- Superbly presented mid terrace period property
- Three double bedrooms, each with original fireplace
- 27ft open plan living/dining/kitchen
- Well regarded tree-lined road
- Walking distance to Chorlton Village, Beech Road and the Metrolink
- Move-in ready condition
- Shaker style kitchen with integrated appliances and solid quartz worktops
- Many original features retained
- Council Tax: B.





GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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