



*Jordan fishwick*

3 Cross Road, Chorlton, M21 9DH  
Guide Price £995,000



## 3 Cross Road, Chorlton, Manchester, M21 9DH

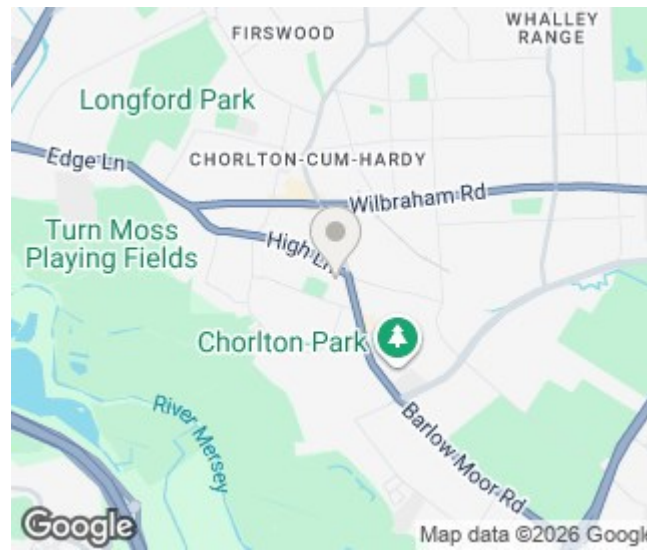
Guide Price £995,000



### The Property

Nestled on one of Chorlton's most prestigious roads adjacent to Beech Road Park is this superbly presented **FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** offering spacious and versatile **ACCOMMODATION OVER THREE FLOORS** and cellars. This magnificent property boasts an approximately **120FT REAR GARDEN** and has been stylishly updated and **EXTENDED** by the current owners creating a **MOVE-IN READY** contemporary family home with period elegance throughout. The property further benefits from being placed only a short stroll from all local amenities and transport links in Chorlton Village, multiple schools and parks plus the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants. The accommodation briefly comprises: entrance hall, spacious lounge with dual aspect windows, original wooden flooring, fireplace and coving, dining room with original fireplace and coving, 24ft open plan living/dining/kitchen with modern shaker style units, Italian Limestone tiled flooring with **UNDERFLOOR HEATING**, Velux skylight windows and **BI-FOLDING DOORS** leading to the beautifully landscaped rear garden, utility room, shower room. To the first floor there are three good sized bedrooms, the main and second both featuring original fireplaces and bathroom, fitted with a modern three piece suite, feature tiling and skylight window. The second floor reveals a further good sized double bedroom which also boasts an original fireplace and twin skylight windows. Double glazing and gas central heating have been installed throughout. Externally to the front of the property a block paved driveway provides ample off road parking and leads to the garage while a mature hedgerow offers privacy from the road. To the rear, a superbly landscaped garden extends to approximately 120ft and features a large lawn, multiple patio areas, vast array of mature plants and shrubs, kitchen garden with raised beds and ornamental pond. Early viewing of this superb home is most highly recommended.

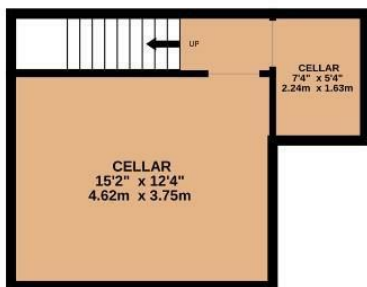
- Magnificent semi detached period property of character
- 120ft rear garden (approx.)
- Garage and driveway providing off road parking
- Wealth of original features retained
- Two reception rooms + 24ft open plan living/dining/kitchen with underfloor heating
- Four double bedrooms and two bathrooms
- Short stroll from all local amenities, schools, parks and transport links
- Highly regarded and sought after road
- Turnkey family home
- Council tax band: D. EPC rating: E



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>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>43</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  
280 sq.ft. (25.9 sq.m.) approx.



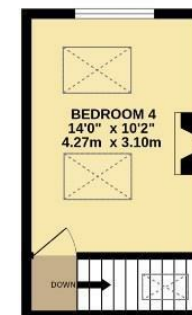
GROUND FLOOR  
968 sq.ft. (89.3 sq.m.) approx.



FIRST FLOOR  
568 sq.ft. (52.3 sq.m.) approx.



SECOND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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