



FOR SALE
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CHORLTON
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BRUNDRETT'S
ROAD

jordan fishwick

24 High Lane, Chorlton, M21 9DF
Guide Price £925,000



The Property

A magnificent FIVE DOUBLE BEDROOM DETACHED EDWARDIAN PROPERTY of character positioned in a highly sought after central Chorlton location. This superb property offers versatile family ACCOMMODATION OVER FOUR FLOORS with a wealth of ORIGINAL FEATURES throughout and benefits from both a GATED DRIVEWAY as well as a GARAGE providing off road parking. The property is well placed for all local amenities and transport links being only a short stroll from Chorlton Village and Beech Road with its array of independent bars, restaurants and shops plus there are multiple local schools and parks all within easy reach. The property further benefits from a 23ft OPEN PLAN DINING KITCHEN along with two further reception rooms and a useful study/family room to the lower ground floor and is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, 17ft lounge with bay window and LOG BURNING STOVE, cloakroom w/c, open plan dining kitchen, family room, utility room. To the first floor there are three good sized bedrooms, the largest of which being equal in proportion to the lounge and main family bathroom while the second floor reveals two further double bedrooms plus second bathroom, fitted with a modern three piece suite. The lower ground floor reveals a third reception room/study, wet room and useful storage space. Gas central heating has been installed throughout. Externally, to the front of the property is a walled garden enclosed by mature hedgerow which has been mainly laid to lawn and features large beds with mature plants and shrubbery. To the side of the property is a block paved patio area which leads to the gated driveway and garage to the rear. An internal viewing of this splendid home is most strongly recommended.


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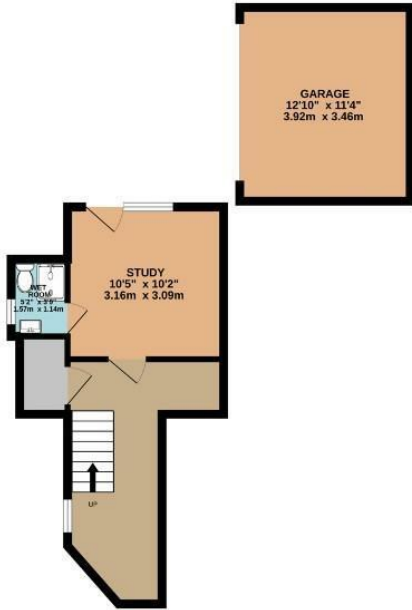
- Detached Edwardian property of character
- Five double bedrooms + three bathrooms
- Three reception rooms + 23ft open plan dining kitchen
- Sought after central Chorlton location
- Versatile accommodation over four floors
- Many original features retained
- Gated driveway and garage
- Walking distance to all local amenities, schools, parks and Beech Road
- Ideal family home
- Council Tax: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	



LOWER GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



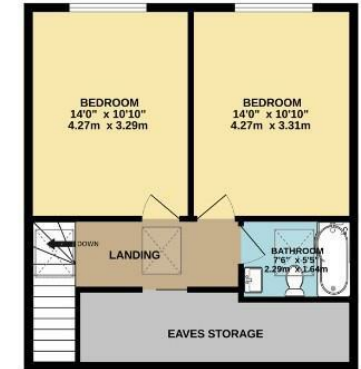
GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2415 sq.ft. (224.4 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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