



*Jordan* fishwick

28 Chequers Road, M21 9DY  
Guide Price £575,000



## Chequers Road Chorlton M21 9DY

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### The Property

Situated on one of Chorlton Greens most highly regarded roads, a truly delightful **THREE DOUBLE BEDROOM PERIOD MID TERRACE PROPERTY**, offering spacious and light accommodation throughout ideal for a young couple or family. This splendid property not only boasts **THREE RECEPTION ROOMS PLUS A SIXTEEN FOOT DINING KITCHEN**, but a spacious **WEST FACING GARDEN** to the rear and **ACCOMMODATION OVER FOUR FLOORS** with the additional **LOFT ROOM** and **FULLY CONVERTED CELLARS**. With many **ORIGINAL FEATURES RETAINED THROUGHOUT**, this fine property is located only **A MINUTES WALK TO BEECH ROAD** and is ideally placed for all local amenities, Chorlton Village and transport links including the Metro. This splendid property further benefits from its position within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: entrance hallway, lounge with large bay window, sitting room with French patio doors to the rear garden, sixteen foot dining kitchen with full height patio doors to the rear garden. To the lower ground floor there is a bedroom, family room and useful utility room. The first floor reveals two excellently proportioned double bedrooms and the large bathroom, fitted with a three piece suite and laundry cupboard. To the second floor, a loft room provides further versatile accommodation. Externally, a landscaped garden with gated pathway can be seen to the front of the property whilst to the rear, a good sized West facing garden, mainly laid to lawn with mature trees and shrubbery. Partial double glazing has been installed and the property is heated by gas central heating. This fine property is not one to be missed and an internal viewing is highly recommended.



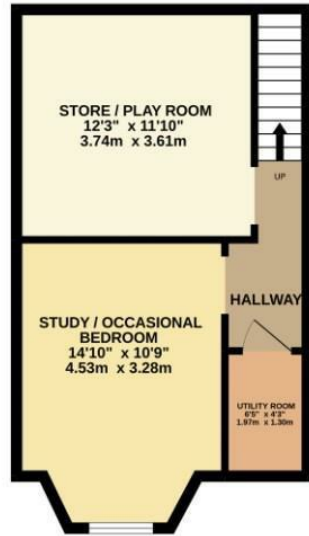
- Beautifully presented period mid terrace property
- Three double bedrooms plus loft room
- Sought after road only a minutes walk from Beech Road
- Many original features retained
- West facing rear garden
- Three reception rooms plus 16ft dining kitchen
- Versatile family accommodation over four floors
- Attractive lawned gardens to both front & rear



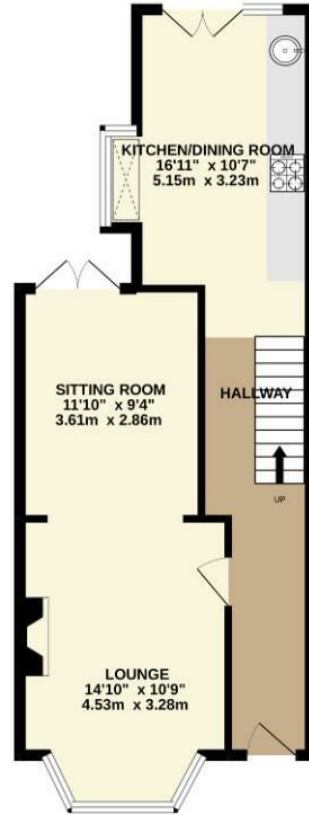
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | 80        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 52  |           |
| (39-54) <b>E</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  
378 sq.ft. (35.1 sq.m.) approx.



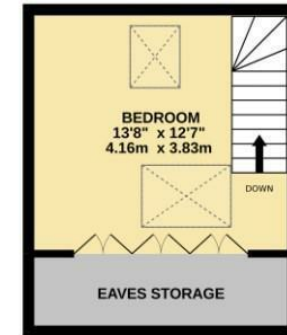
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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