



*Jordan fishwick*

19 Reeves Road, Chorlton, M21 8BU

Guide Price £475,000

## 19 Reeves Road, Chorlton, Manchester, M21 8BU

Offers Over £475,000



### The Property

Situated on a highly sought after road just off BEECH ROAD, a deceptively spacious THREE BEDROOM SEMI DETACHED 1930S PROPERTY boasting both GATED OFF ROAD PARKING and DETACHED GARAGE. This splendid property is located only a few minutes walk to both Chorlton Village and the vibrant scene of Beech Road and is ideally situated for all local transport links. With SIGNIFICANT SCOPE TO EXTEND (STPP) this delightful property will prove an ideal family home. The spacious accommodation briefly comprises: entrance hallway, dining room with large bay window, lounge with sliding patio doors opening to the rear garden, kitchen. To the first floor there are three excellently proportioned bedrooms and bathroom fitted with a three piece suite. To the front of the property a gated driveway provides off road parking for multiple vehicles and extends to the side, leading to the detached garage. To the rear, a delightful garden, mainly laid to lawn with patio seating area and mature trees and shrubbery. Double glazing and gas central heating have both been installed throughout and an internal viewing is most highly recommended.

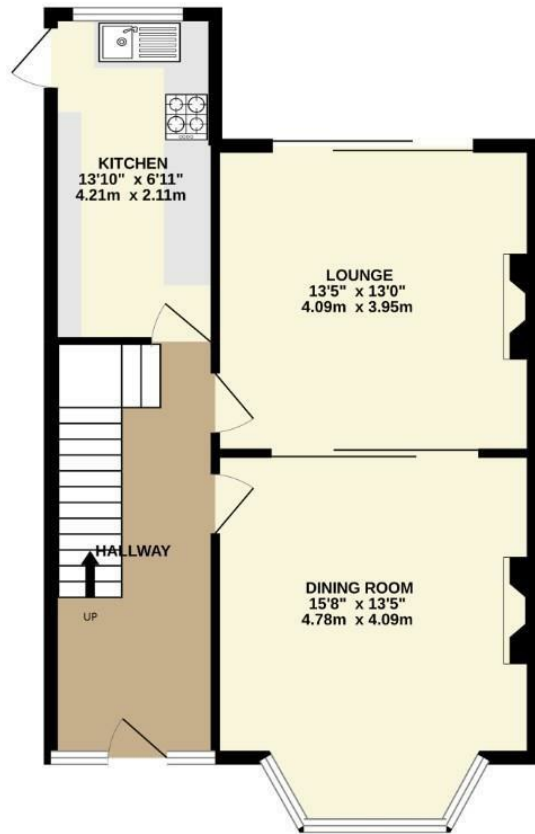
- Spacious and light 1930s semi detached property
- Highly sought after road just off Beech Road
- Ideally situated for all local amenities and transport links
- Three bedrooms and two reception rooms
- Gated driveway and garage providing off road parking
- Significant scope to extend (stpp)
- Double glazing and gas central heating throughout
- Lawned rear garden with mature trees and shrubbery
- Ideal family home



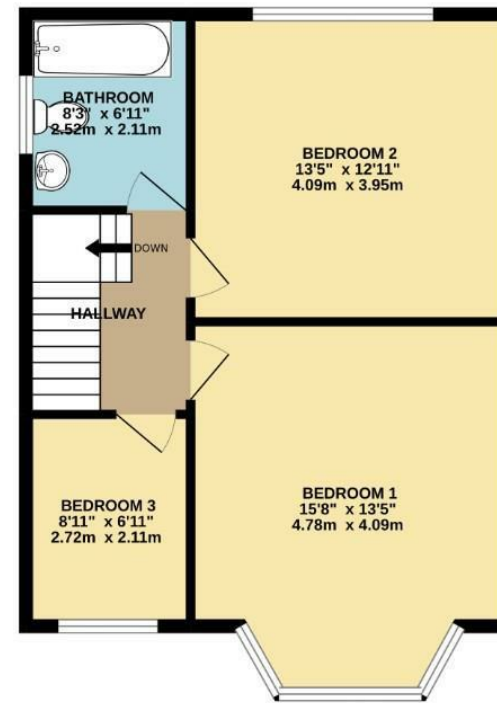
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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