



Jordan fishwick

10 William Lunt Gardens, M21 9PB
Guide Price £850,000

10 William Lunt Gardens, Chorlton, Chorlton, M21 9PB

Offers Over £850,000



The Property

Located within the sought after William Lunt Gardens development is this immaculately presented, substantial SIX DOUBLE BEDROOM SEMI DETACHED PROPERTY, offered for sale in move-in ready condition. This delightful property, offering in excess of 2400sqft versatile family ACCOMMODATION OVER THREE FLOORS, has been tastefully decorated throughout and boasts a splendid OPEN PLAN LIVING/DINING/KITCHEN with fitted SeiMatic kitchen and integrated appliances and a LANDSCAPED REAR GARDEN. With THREE RECEPTION ROOMS, dependent on configuration, five/six double bedrooms and three bathrooms, this wonderful property will prove an ideal family home and further benefits from both a DRIVEWAY AND GARAGE as well as location, being just a short walk from Beech Road, Chorlton Village and local parks and transport links including the Metro. The wonderful accommodation comprises in brief: spacious entrance hallway, lounge with floor to ceiling window, stunning open plan living/dining/kitchen with French patio doors opening to the rear garden, cloakroom w/c, integral garage. The first floor reveals three superb double bedrooms, with the second bedroom benefitting from an en-suite shower room, main family bathroom fitted with a three piece Duravit suite and UTILITY ROOM. To the second floor is the main suite comprising of a TWENTY TWO FOOT BEDROOM with vaulted ceilings, floor to ceiling apex window, BALCONY and EN-SUITE shower room as well as an excellently proportioned music room/sixth bedroom. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden with hedgerow border and a block paved driveway. To the rear, a beautifully landscaped garden with artificial lawn, two stone patio areas and raised wooden decking. An early viewing of this fine family home is highly recommended to avoid disappointment.

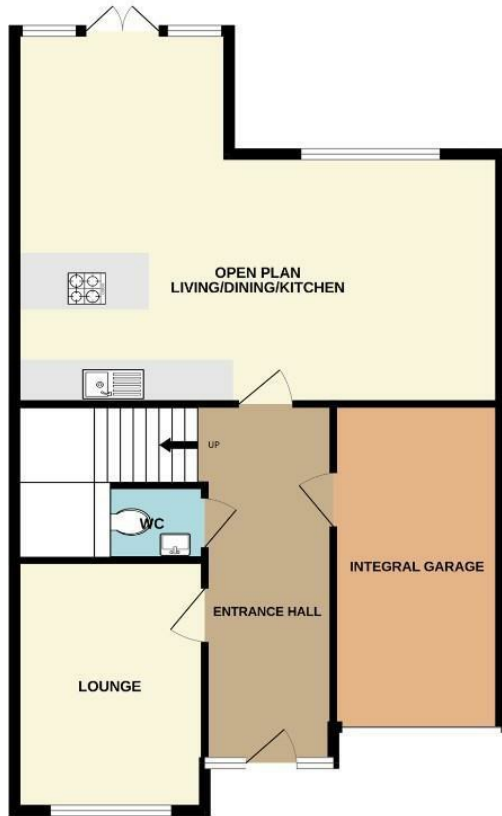
- Superbly presented modern semi detached family home
- Five double bedrooms, three bathrooms and three reception rooms
- Landscaped gardens to both the front and rear
- Block paved driveway and garage providing off road parking
- Stunning open plan living accommodation
- Sought after and highly regarded William Lunt Gardens development
- Short walk to both Beech Road and Chorlton Village
- Ideally placed for local schools, parks and transport links
- Move-in ready substantial family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(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	



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.2 sq.m.) approx.



2ND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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