



*jordan fishwick*

1 The Thorns, M21 8GB  
Guide Price £750,000



## The Property

**\*\*\*NO CHAIN\*\*\*** Located within the heart of the sought after Chorltonville Conservation Area, a beautifully presented, **RECENTLY RENOVATED THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY**, located on a quiet **CUL-DE-SAC** and benefitting from both **OFF ROAD PARKING** and a **LANDSCAPED REAR GARDEN**. This splendid property has been totally refurbished by the current owners, creating a truly excellent contemporary family home whilst having **MANY ORIGINAL FEATURES** retained and further benefits from being located within the catchment area of the Ofsted 'Outstanding' Brookburn Primary School. The delightful accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window and **LOG BURNING STOVE**, stunning **OPEN PLAN LIVING/DINING/KITCHEN** with large centre island, log burning stove and French patio doors opening to the rear garden, utility room/wc. To the first floor are three well proportioned double bedrooms, the main with an **EN-SUITE** shower room, and bathroom, fitted with a modern three piece suite and over bath shower. This property further benefits from an entirely new central heating system with **UNDERFLOOR HEATING THROUGHOUT**, encapsulated original stained glass windows and timber framed double glazing. Externally, to the front of the property is a driveway with charging point for an electric vehicle and a garden with mature shrubbery. To the rear, a superb landscaped garden with decorative gravel, stone patio, raised beds with wooden boundaries and mature trees and shrubbery offering privacy. There is also a **GARDEN ROOM**, providing versatile accommodation, ideal for use as a home office. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

# 1 The Thorns, Chorltonville, Manchester, M21 8GB

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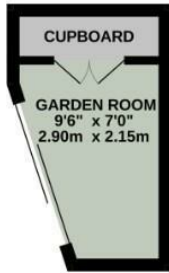
- Superbly presented and recently renovated semi detached period property
- Three double bedrooms and two bathrooms
- Open plan living accommodation
- Sought after Chorltonville location
- Short walk to all local amenities, Beech Road and transport links
- Landscaped gardens to both the front and rear
- Driveway providing off road parking
- Catchment area for Brookburn Primary School
- Cul-de-sac
- NO CHAIN



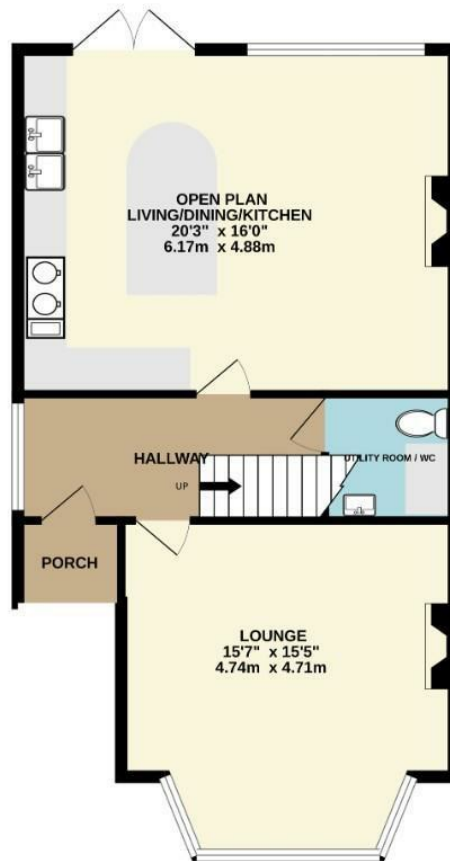
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



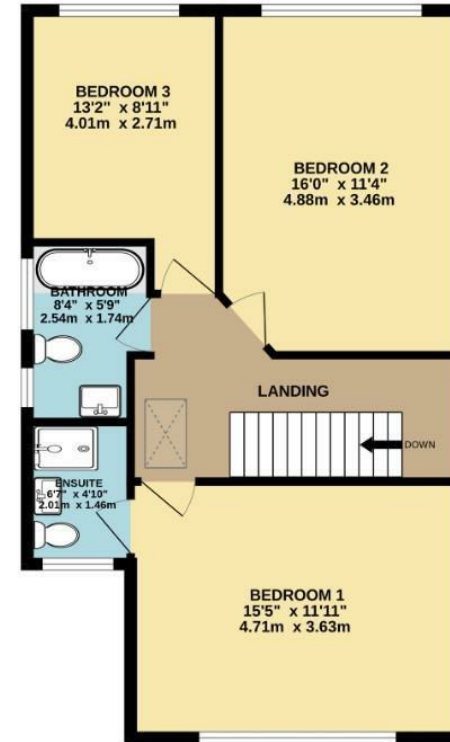
BASEMENT  
72 sq.ft. (6.7 sq.m.) approx.



GROUND FLOOR  
873 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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