



*Jordan fishwick*

54 Acres Road, Chorlton Green, M21 9EB

Guide Price £595,000

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### The Property

A superbly presented FOUR DOUBLE BEDROOM TOWNHOUSE, offering spacious versatile ACCOMMODATION OVER THREE FLOORS. Located on a well regarded road just THIRTY SECONDS FROM BEECH ROAD, this delightful property boasts SECURE OFF ROAD PARKING FOR TWO CARS as well as a WEST FACING GARDEN and BALCONY. Offered for sale in MOVE-IN READY condition having been tastefully updated and decorated by the current owners, this wonderful property will prove ideal for a couple or family. This fine property further benefits from being just a short walk to Chorlton Village, the Metro, Chorlton Ees and is situated within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: spacious entrance hallway, stunning TWENTY NINE FOOT OPEN PLAN LIVING/DINING/KITCHEN with bespoke plywood kitchen with integrated appliances and full height BI-FOLDING DOORS opening to the landscaped West facing garden, cloakroom WC. To the first floor are three well proportioned bedrooms and main family bathroom, fitted with a modern three piece suite. The second floor reveals the main bedroom suite, with en-suite wet room, separate w/c, fitted wardrobes and French patio doors opening to the West facing balcony. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with hedgerow borders and decorative gravel. To the rear, a splendid landscaped garden with stone patio, decorative gravel and raised beds with mature plants and shrubbery. A gate leads to the parking, located to the rear of the property and accessed via secure electric gates to the left of the neighbouring properties. An internal viewing of this fine property is most highly recommended.

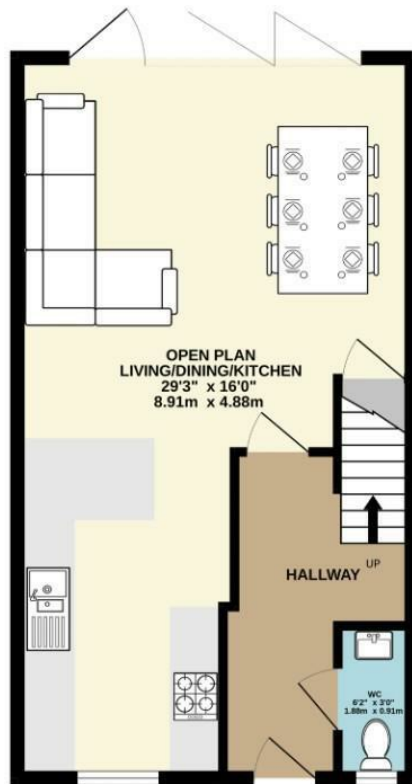
- Superbly presented modern mid terrace property
- Four double bedrooms and two bathrooms
- West facing rear garden
- Secure off road parking for 2 cars
- Sought after Chorlton Green location
- Main bedroom suite with en-suite and balcony
- 29ft open plan living/dining/kitchen
- Recently fitted kitchen with integrated appliances
- Move-in ready condition
- Ideal family home



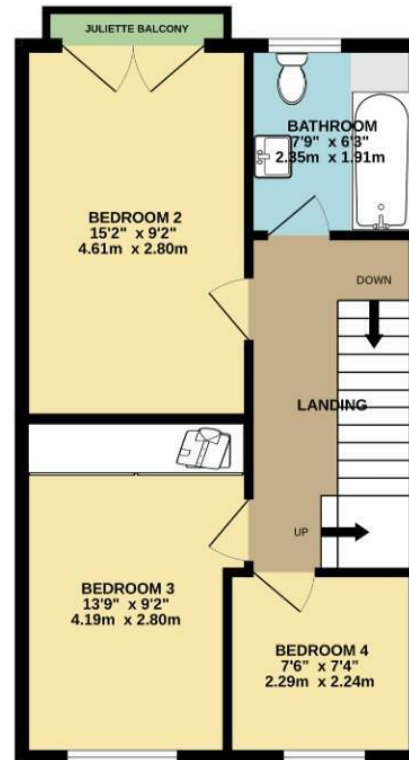
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



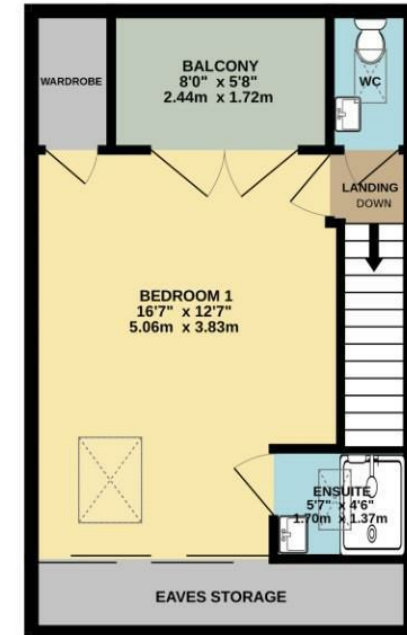
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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