



jordan fishwick

8 Meadow Bank, Manchester, M21 8FP
£695,000



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Situated within the heart of the highly desirable CHORLTONVILLE conservation area, a delightful FOUR BEDROOM SEMI DETACHED PERIOD PROPERTY benefitting from both OFF ROAD PARKING, DETACHED GARAGE and a spacious WEST FACING GARDEN. This characterful arts and crafts style property provides spacious and light accommodation throughout, boasting two large reception rooms and four bedrooms. Situated within the catchment area for the highly popular, Ofsted 'Outstanding' Brookburn Primary School, this wonderful property will prove an ideal family home. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, spacious sitting room with views over the rear garden, kitchen, cloakroom, store room. To the first floor both bedrooms one and two, excellently proportioned double bedrooms, benefit from full height fitted wardrobes. There is a third good sized double bedroom, a fourth bedroom/study, bathroom fitted with a three piece suite and separate w/c. Externally a walled garden with mature shrubbery and plants and driveway can be seen to the front of the property, whilst to the rear an excellent west facing garden with lawn, mature shrubbery and detached garage. TRIPLE GLAZING HAS BEEN INSTALLED THROUGHOUT as well as gas central heating and an internal viewing comes most highly recommended.

COVERED PORCH

Porch light, tiled step. Opening to:

ENTRANCE HALL

Triple glazed window to side aspect, coved ceiling, under stairs storage cupboard, central heating radiator, walk-in cloakroom with electric light and shelving.

LOUNGE

16'10" (into bay) x 15'5"

Triple glazed bay window to front aspect, two central heating radiators, stone clad chimney breast with cast iron basket and coal effect gas fire within, coved ceiling.

SITTING ROOM

16'8" x 12'5"

Triple glazed window with views over the rear garden, coved ceiling and picture rail, central heating radiator, fire surround with electric fire within, built in display shelving, tv aerial point.

KITCHEN

16'8" x 7'10"

Fitted with a range of units comprising: solid wood doors comprising: base storage cupboards with work tops over and matching eye level units, inset stainless steel sink unit with chrome mixer tap, inset four ring electric hob with extractor hood over, built in electric double oven, space for fridge/freezer, part tiled walls, plumbing for washing machine and for dishwasher, triple glazed windows to side aspect, tiled flooring, door to rear garden, central heating radiator.

FIRST FLOOR

LANDING

Skylight window, central heating radiator, access to all rooms.

BEDROOM ONE

15'5" x 11'11"

Triple glazed window with views over the rear garden, picture rail, central heating radiator, fitted wardrobes with hanging rails and shelving.

BEDROOM TWO

13'1" x 11'11"

Triple glazed window to front aspect, central heating radiator, picture rail, wall to wall fitted wardrobes with hanging rails and shelving.

BEDROOM THREE

9'0" x 8'0" (plus 5'8" door access)

Triple glazed window with views over the rear garden, central heating radiator, cylinder and airing cupboard with shelving.

BEDROOM FOUR/STUDY

7'0" x 5'6"

Triple glazed window to front aspect, central heating radiator.

BATHROOM

8'4" x 6'2"

Fitted with a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level wc, part tiled walls, triple glazed window to side aspect, central heating radiator, access to loft.

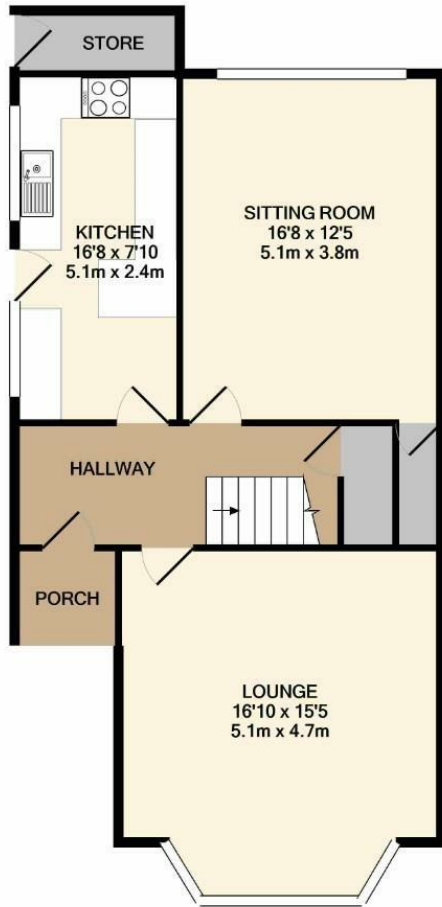
OUTSIDE

GARDENS

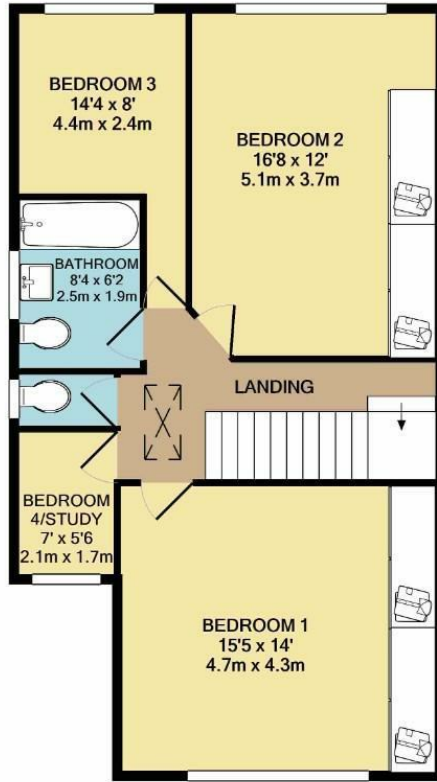
Garden to the front of the property with shrubs and plants. Flagged driveway providing off road parking with wrought iron inner gates opening to the 18FT DETACHED GARAGE. The garden to the rear of the property is laid to lawn with shrubs and flowering borders and offers a good degree of privacy. Fenced, screened and enclosed, cold water tap, lean-to store room off the kitchen with timber door.



£695,000



GROUND FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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