



FOR SALE
Showing Interior
4 Beds, 2 Baths
jordan fishwick
CHORLTON
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jordan fishwick

35 Beaumont Road, Chorlton, Manchester, M21 8BG

Guide Price £585,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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35 Beaumont Road, Chorlton, Manchester, M21 8BG

A beautifully presented and extended traditional semi-detached property located on a popular road within the highly regarded Beech Road area. This charming home provides spacious and versatile family accommodation over three floors and comprises: enclosed porch, entrance hall, 24 ft lounge/dining room, sun lounge, fitted kitchen. To the first floor there two double bedrooms and third bedroom/study with fitted home office furniture. To the second floor there is a large main bedroom with built in wardrobes and drawers and an en suite shower room. Gas central heating, double glazing and a security system are all installed. There is a garden to the front of the property and a block paved driveway provides off-road car parking. A lawn rear garden completes the impressive specification. Viewing of this fine family home is highly recommended.

ENCLOSED PORCH

Double glazed door and windows, porch light, tiled flooring, door to:

ENTRANCE HALL

Front door with double glazed panels, Amtico herringbone wood effect vinyl flooring, double glazed window to front aspect, coved ceiling and picture rail, central heating radiator, spindle staircase to first floor, under stairs storage cupboard with double glazed window.

LOUNGE/DINING ROOM

26'4" x 12'0"

Double glazed bay window to front aspect, coved ceiling and picture rail, cast iron fireplace with tiled hearth with coal effect gas fire within and wood fire surround, twin built in storage cupboards with shelving over, Amtico herringbone wood effect vinyl flooring, two central heating radiators, large opening with solid oak breakfast bar opening to kitchen. Opening to:

SUN LOUNGE

9'0" x 6'4"

Double glazed window with views over the rear garden with double glazed French door, central heating radiator, Amtico herringbone wood effect vinyl flooring, wall light.

KITCHEN

15'7" x 7'7" (max)

Fitted with a range of units with gloss white doors comprising: base storage units with solid oak work tops over, inset stainless steel sink unit with chrome mixer tap and stainless steel drainer, plumbing for dishwasher and washing machine, inset four ring electric hob with stainless steel/glass extractor hood over, built in electric fan assisted oven and grill, space for fridge/freezer, central heating radiator, part tiled walls and tiled flooring. Cupboard housing the Vaillant gas fired combination central heating boiler, central heating radiator, double glazed window with views over the rear garden.

FIRST FLOOR

LANDING

Spindle staircase to second floor, built in storage cupboard, double glazed window to side aspect, access to all rooms.

BEDROOM TWO

14'11" (into bay) x 11'7"

Double glazed bay window to front aspect, central heating radiator, coved ceiling and picture rail, cast iron fireplace.

BEDROOM THREE

11'0" x 10'5"

Double glazed window with views over the rear garden, central heating radiator, picture rail.

BEDROOM FOUR/STUDY

6'9" x 6'2"

Double glazed window to front aspect, central heating radiator. Currently used as a home office. Fitted with a range of oak veneered furniture comprising: desk unit with matching drawers and shelving with overhead storage and inset lighting.

BATHROOM

7'6" x 6'4"

Fitted with a white suite with chrome fittings comprising: roll top free standing bath set within a chrome cradle and central bath mixer with thermostatic shower fittings over, wash hand basin with mixer tap set within vanity unit, low level wc, double glazed window to side aspect, central heating radiator.

SECOND FLOOR

LANDING

Double glazed window to side aspect, built in storage cupboard, door to:

BEDROOM ONE

17'2" x 11'1" (to robe front)

Double glazed windows with views over the rear garden, twin double glazed skylight windows with blinds, recessed ceiling lighting, tv aerial point, central heating radiator, wall mounted air-conditioning unit, built in wall-to-wall gloss white wardrobes with hanging rails and matching wall-to-wall range of drawer units. Door to:

EN SUITE SHOWER ROOM

5'6" x 5'5"

Large step in shower with fixed glass screen with thermostatic shower fittings and integral shelf, chrome ladder towel radiator, wash hand basin with mixer tap set within vanity unit, low level wc, double glazed window to rear aspect, recessed ceiling lighting, extractor fan, electric shaver point, tiled walls and tiled flooring with underfloor heating.

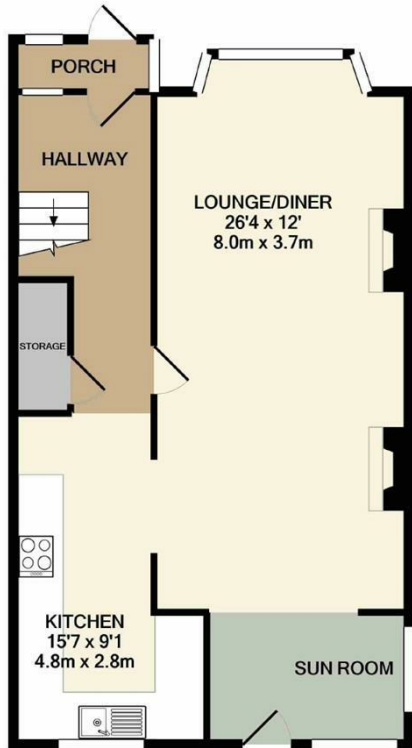
OUTSIDE

GARDENS

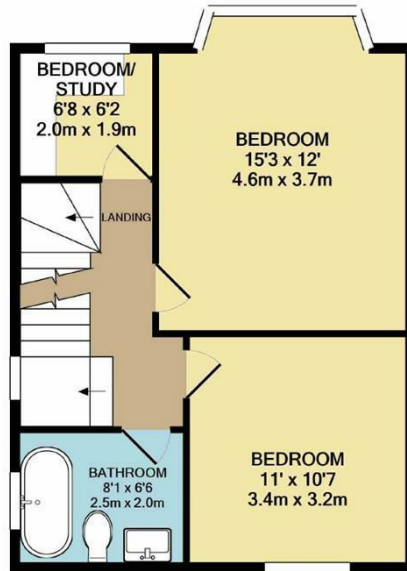
Block paved garden area to the front of the property with shrubs and plants, wrought iron gates opening onto a block paved driveway providing off road parking leading to a DETACHED GARAGE with up and over door. The garden to the rear of the property is of good size and is mainly laid to lawn with patio areas, shrubs and flowering plant borders, fenced, screened and enclosed.



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GROUND FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.5 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			
(69-80) C			
(55-68) D		58	
(39-54) E			49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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