



*Jordan fishwick*

9 South Drive, Chorltonville, M21 8DX

Guide Price £825,000

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## The Property

Located within the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA is this truly delightful FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, boasting an approximately 80FT REAR GARDEN and three spacious reception rooms. This splendid property will prove an ideal family home, providing light and versatile accommodation with MANY ORIGINAL FEATURES throughout and boasting a block paved DRIVEWAY providing off road parking for multiple vehicles. Ideally placed for all local amenities, with both the vibrant scene of Beech Road and Chorlton Village within only a short walk, as well as being within the catchment area for Brookburn Primary School, this superb property is not one to be missed. The accommodation briefly comprises: covered porch, spacious reception hallway, lounge with large bay window, 15ft sitting room with ORIGINAL STAINED GLASS WINDOWS, open plan dining kitchen with dual aspect windows. To the first floor there are four well proportioned double bedrooms, the main with original fireplace and bathroom, fitted with a modern three piece suite with over bath shower. Externally, to the front of the property is a block paved driveway providing off road parking and beds with brick boundaries. To the rear, a landscaped split level garden boasts a GARDEN ROOM with additional store room, a garden store, lawn, multiple large patio areas and large flower beds with either brick or timber boundaries. Gas central heating has been installed throughout and an internal viewing of this fine home is most strongly recommended. Council tax band F. EPC Band D.

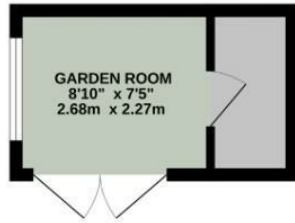
- Well regarded and sought after Chorltonville location
- Four double bedrooms and three spacious reception rooms
- 80ft landscaped rear garden (approx.)
- Many original features retained
- Short stroll to both Beech Road and Chorlton Village
- Catchment area for Brookburn Primary School
- Driveway providing parking for multiple vehicles
- Ideal family home



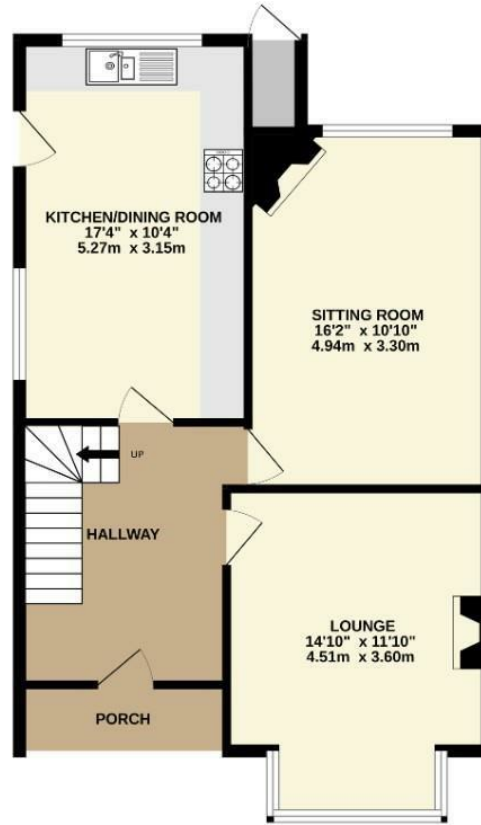
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	61	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



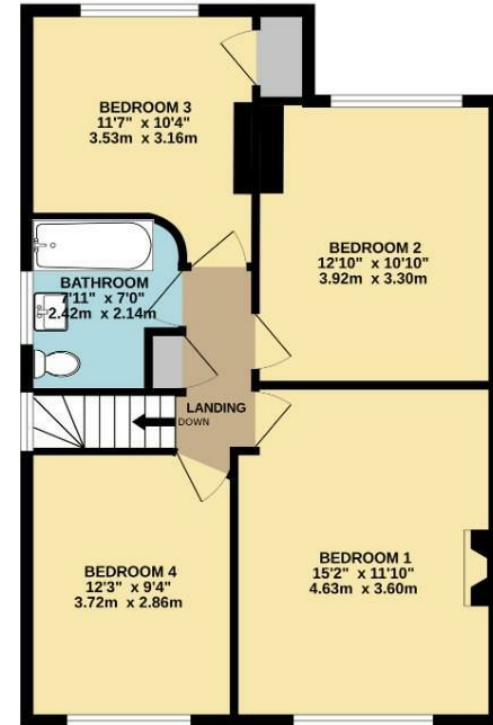
GARDEN ROOM  
93 sq.ft. (8.6 sq.m.) approx.



GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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