



*Jordan fishwick*

11 Beech Road, Chorlton, M21 8BX  
Guide Price £535,000



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### The Property

\*\*\*NO CHAIN\*\*\* A rare opportunity to acquire a FOUR DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY positioned on a highly regarded road within walking distance of both Chorlton Village and the vibrant scene of Beech Road, currently configured as two self contained apartments - a one double bedroom ground floor garden apartment and a three double bedroom first/second floor duplex apartment. This superb property boasts a SOUTH FACING REAR GARDEN and will prove ideal for a range of buyers; those looking to expand their rental portfolio or those looking for a project, converting the property back to a single residential dwelling. There is SIGNIFICANT SCOPE TO EXTEND (stpp) as well as the option to convert the cellars to additional living accommodation. This splendid property is ideally placed for all local amenities in Chorlton Village, transport links including the Metro and is only a short stroll from the array of independent bars, restaurants and shops on Beech Road. The accommodation briefly comprises: communal entrance hallway, (Flat 1) Lounge with large bay window, inner hall, recently refitted dining kitchen with access to the Southerly facing rear garden, one double bedroom, bathroom, access to the multiple cellar chambers. The first floor (Flat 2) comprises of a hallway, 17ft open plan living/dining/kitchen, two good sized double bedrooms and recently refitted bathroom with a modern three piece suite. To the second floor is a further well proportioned double bedroom. Double glazing and gas central heating have been installed throughout. Externally, there are gardens to both the front and rear. There is the option to purchase the property with either vacant possession or tenants in situ and an internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band A.

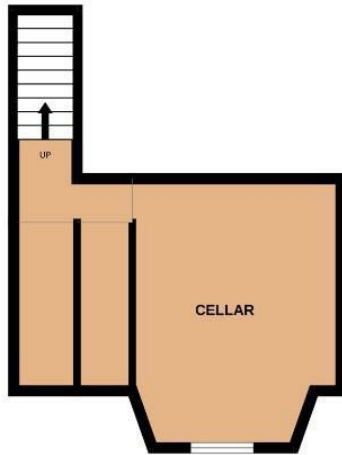
- NO CHAIN
- Four double bedroom mid terraced period property
- Currently configured as two self contained apartments - one double bedroom ground floor garden apartment and a three double bedroom first/second floor duplex apartment
- South facing rear garden
- Highly regarded road within walking distance of all local amenities, parks and schools
- Significant scope to extend and scope to convert the cellars (STPP)
- 0.5 mile walk to the Metro
- Stone's throw from all independent bars, restaurants and shops on Beech Road
- Ideal for those looking to expand their rental portfolio or looking for a project



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	



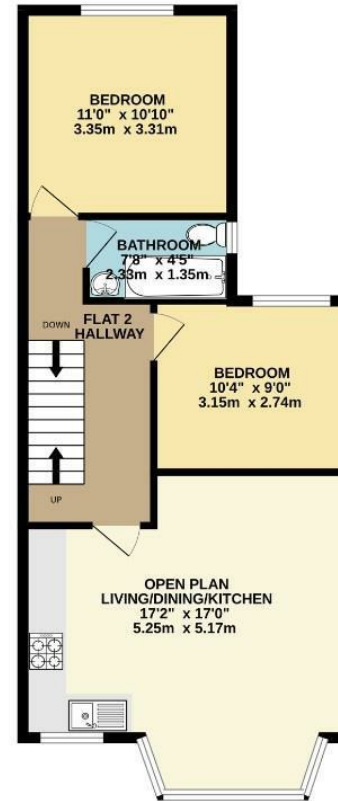
BASEMENT  
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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