



*Jordan fishwick*

4 Meadow Bank, Chorltonville, M21 8FP

Guide Price £750,000



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### The Property

A superbly presented FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, positioned within the highly regarded and sought after CHORLTONVILLE CONSERVATION AREA. This delightful property boasts a WEST FACING REAR GARDEN along with a driveway and detached garage providing off road parking for multiple vehicles and will prove an ideal family home, providing spacious and versatile accommodation throughout whilst being within only a short stroll of all local amenities in Chorlton Village, the vibrant scene of Beech Road and Chorlton Ees. This delightful property further benefits from having MANY ORIGINAL FEATURES RETAINED and is located within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance vestibule, reception hallway with stained glass window, dining room with large bay window, spacious lounge with views over the rear garden, 26ft breakfast kitchen fitted with wooden shaker style units and integrated appliances, cloakroom w/c. To the first floor there are four well proportioned double bedrooms, bathroom fitted with a four piece suite and separate w/c. Externally, to the front of the property is well stocked walled garden and driveway, extending to the side of the property and leading to the DETACHED GARAGE. To the rear, a delightful fenced and enclosed garden which has been mainly laid to lawn enjoys a Westerly aspect and large stone patio area. Gas central heating has been installed throughout and an internal viewing of this fine home is most highly recommended. Council Tax Band E. EPC D

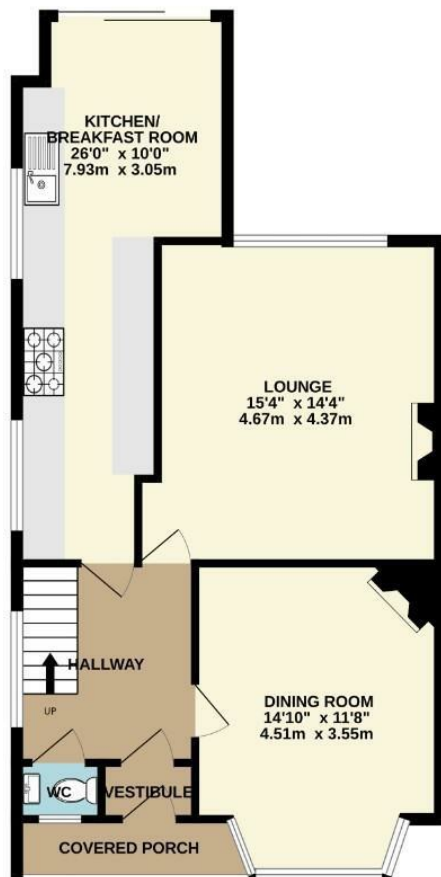
- Superbly presented four double bedroom semi detached Edwardian Property
- Highly regarded and sought after Chorltonville location
- Many original features retained
- West facing rear garden
- Driveway and detached garage providing off road parking
- Catchment area for Brookburn Primary School
- Walking distance to Beech Road, Chorlton Village and the Metro
- Ideal family home
- Stone's throw from Chorlton Ees



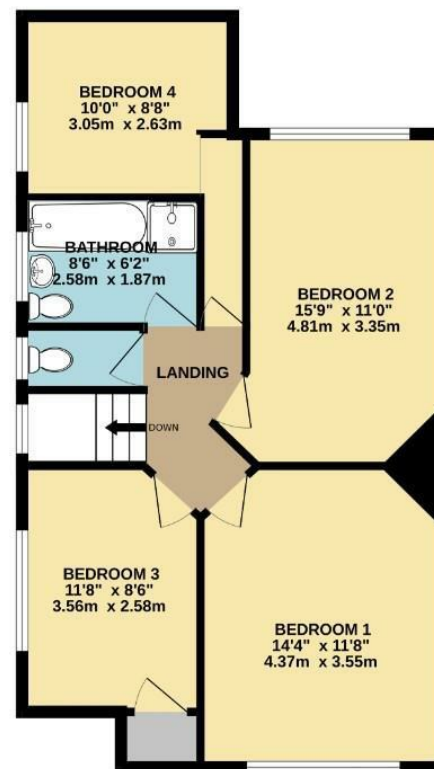
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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 is given as to their operability or efficiency can be given.  
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