



*Jordan fishwick*

85 Beech Road, Chorlton Green, M21 9FD

Guide Price £695,000





## 85 Beech Road, Chorlton Green, Chorlton, M21 9FD

Guide Price £695,000



### The Property

A simply stunning FOUR DOUBLE BEDROOM PERIOD MID TERRACE, located in the heart of Chorlton Green on Beech Road! This delightful property is offered for sale in MOVE-IN READY CONDITION and is located less than a minutes walk from all local amenities, parks and just a short stroll from Chorlton Village and the Metro. Having been totally renovated and EXTENDED by the current owners, this superb property boasts a TWENTY THREE FOOT OPEN PLAN LIVING/DINING/KITCHEN with bi-folding doors opening out to the SOUTH FACING REAR GARDEN and further benefits from a DRIVEWAY PROVIDING OFF ROAD PARKING. Providing over 1600SQFT VERSATILE ACCOMMODATION OVER THREE FLOORS, this superb property will prove an ideal family home and is situated within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: enclosed porch, entrance hallway with feature tiled flooring, spacious lounge with original flooring and LOG BURNING STOVE, stunning OPEN PLAN living/dining kitchen, fitted with integrated appliances, large central island and full height bi-folding doors opening to the rear garden, utility room, cloakroom w/c. To the first floor are three well proportioned bedrooms and the main family bathroom, fitted with a modern three piece suite and feature tiled walls and flooring. The second floor reveals the EIGHTEEN FOOT MAIN BEDROOM with fitted wardrobes and JULIETTE BALCONY, second bathroom, fitted with a four piece suite and a STUDY. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking. To the rear, an excellent South facing garden with stone patio, artificial lawn and GARDEN ROOM, providing yet further versatile accommodation. This excellent property is offered for sale in move-in ready condition and an internal viewing is most highly recommended. Council Tax Band C.





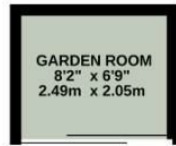
- Superbly presented period terrace
- Four double bedrooms, two bathrooms + w/c
- 23FT OPEN PLAN living/dining/kitchen
- South facing rear garden
- Driveway providing off road parking
- 1600sqft accommodation over three floors
- Many original features
- Sought after location in the heart of Beech Road
- Move-in ready condition



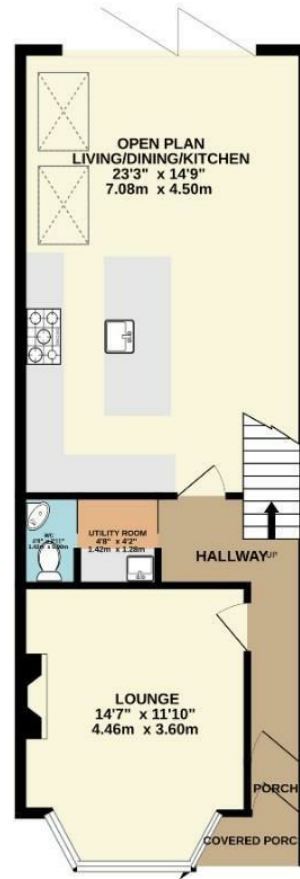
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</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<br>2002/91/EC |           |



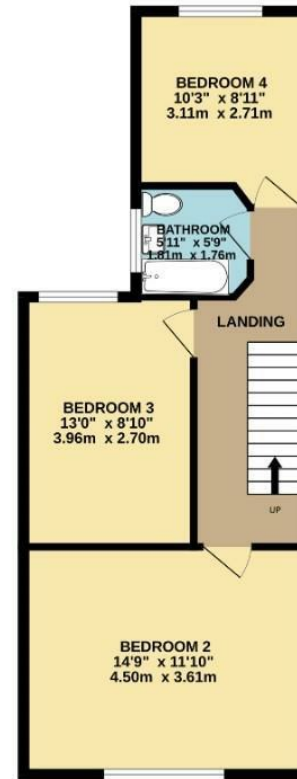
GARDEN ROOM  
55 sq.ft. (5.1 sq.m.) approx.



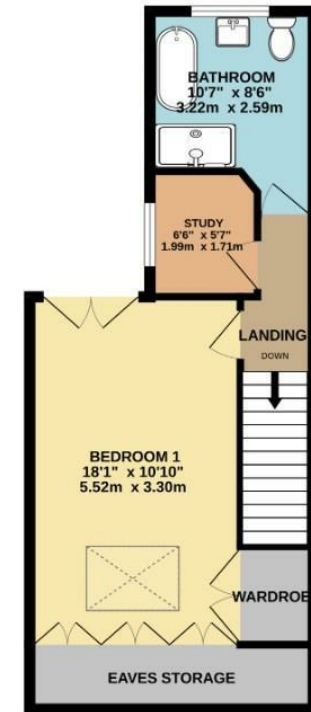
GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington