



jordanfishwick

40 St. Annes Road, Chorlton, M21 8TR
Offers Over £425,000



The Property

A delightful bay fronted THREE DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY, positioned on a well regarded tree-lined road within walking distance of Chorlton Village and all local amenities. This superb property boasts a SOUTH FACING REAR GARDEN and provides spacious and light accommodation, ideal for a couple or family with MANY ORIGINAL FEATURES retained. The property further benefits from being only a short stroll from the vibrant scene of Beech Road, multiple local schools and parks and is only half a mile from the Metro, providing fast access to both the city centre and nearby airport. The splendid accommodation briefly comprises: covered porch, entrance hallway, 15ft lounge with bay window, dining room with engineered Oak flooring, 17ft breakfast kitchen. To the first floor are three good sized bedrooms and bathroom, fitted with a modern three piece suite with over bath shower and metro tiles. Double glazing and gas central heating throughout. Externally there is a walled garden to the front of the property with mature plants and shrubbery. To the rear, a walled courtyard garden has been well landscaped with raised beds, timber decking and patio seating area and enjoys a sunny Southerly aspect. An internal viewing is most highly recommended. EPC Band C. Council Tax Band B.

**40 St. Annes Road, Chorlton,
Manchester, M21 8TR**

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- Well presented mid terrace period property
- Three bedrooms and two reception rooms
- South facing courtyard garden
- Many original features retained
- Walking distance to Chorlton Village and Beech Road
- Short stroll from multiple local schools and parks
- Scope to convert the loft to additional accommodation
- Ideal for young couple or family
- Spacious and versatile accommodation throughout
- 0.5 miles to the Metro (Chorlton)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
549 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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 misstatement. The 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.
Made with Metropix 62024



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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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