



jordan fishwick

31 Reynard Road, Chorlton, M21 8DB

Guide Price £470,000



The Property

NO CHAIN A beautifully presented and larger than average THREE BEDROOM PERIOD MID TERRACE PROPERTY, located on a highly regarded road in Chorlton Green. This delightful property provides over 1300sqft accommodation over two floors and cellars and boasts two excellent reception rooms plus a spacious dining kitchen. Situated only a few minutes walk from the vibrant scene of Beech Road, as well as Chorlton Village and all local transport links, this splendid property will prove ideal for a young couple or family and is also located within the catchment area for Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, dining room, kitchen with original storage cupboards, utility room. The cellars provide useful storage space and scope for conversion to yet further living accommodation. To the first floor are three well proportioned bedrooms, including the SEVENTEEN FOOT MAIN BEDROOM, and bathroom, fitted with a three piece suite and tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with block paving and hedgerow offering privacy from the road. To the rear, a walled courtyard garden with flagged patio and large beds. An internal viewing of this fine property is most highly recommended. NO ONWARD CHAIN


**31 Reynard Road, Chorlton,
Manchester, M21 8DB**

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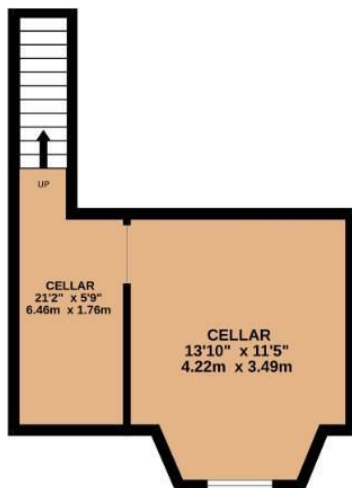
- NO CHAIN
- Beautifully presented period property
- Three bedrooms and two reception rooms
- Sought after Chorlton Green location
- Many original features
- Stone's throw from Beech Road
- 17ft main bedroom
- Scope to convert both loft and cellars
- Close to all local amenities and transport links including the Metro
- Ideal for a young couple or family



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



BASEMENT
240 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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