



*Jordan fishwick*

9 Edge Lane, Chorlton, M21 9JE  
Guide Price £895,000



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### The Property

A truly spectacular FOUR DOUBLE BEDROOM, FIVE BATHROOM SEMI DETACHED EDWARDIAN FAMILY RESIDENCE offering immaculately presented ACCOMMODATION OVER FOUR FLOORS. Having recently undergone an extensive renovation, this magnificent home is offered for sale in MOVE-IN READY condition and boasts a beautifully landscaped SOUTHERLY FACING GARDEN as well as a large block paved driveway providing parking for multiple vehicles. The property is ideally located within only a short stroll of all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road as well as multiple local parks and schools and further benefits from THREE RECEPTION ROOMS, separate study and a HOME GYM. The accommodation briefly comprises: covered porch, entrance hallway with feature tiled flooring, 19ft lounge with LOG BURNING STOVE and herringbone oak flooring, study with large bay window, superb 20ft open plan dining/kitchen with Juliette balcony and full height bi-folding doors, SOLID STONE WORKTOPS and feature tiled splash back. The lower ground floor reveals the family room with bi-folding doors opening out to the rear garden, home gym with multiple fitted storage cupboards, large utility/laundry room and a shower room, fitted with a modern three piece suite. To the first floor there are three generously proportioned double bedrooms, each of which benefit from either a recently refitted en-suite shower room or bathroom and to the second floor there is a fourth well proportioned en-suite double bedroom as well as access to the large eaves storage space. Double glazing and gas central heating have been installed throughout. Externally, a large block paved driveway provides ample off road parking to the front of the property whilst to the rear, a walled and enclosed garden features a sunken terrace, block paved patio area, large lawn and well stocked beds as well as a timber pergola. An internal viewing is most highly recommended. Council Tax: D.

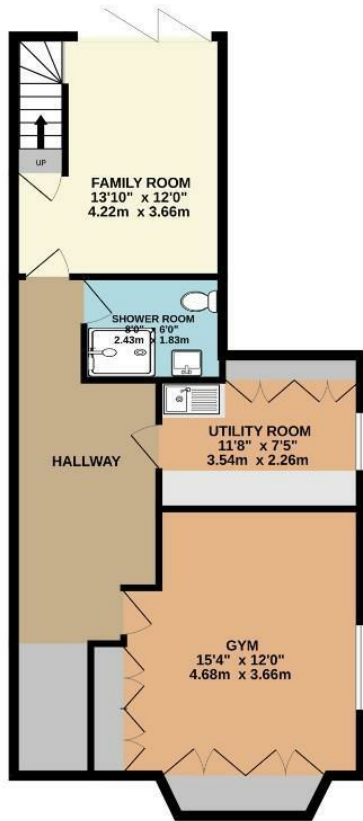
- Magnificent semi detached Edwardian family residence
- Four double bedrooms + five bathrooms
- Recently undergone an extensive renovation and remodel
- Three reception rooms, study and home gym
- Landscaped Southerly facing rear garden
- Large driveway for multiple vehicles
- Walking distance to Chorlton Village, Beech Road and Chorlton Ees
- Catchment area for Brookburn Primary School
- Move-in ready family home with accommodation over four floors
- Council Tax: D



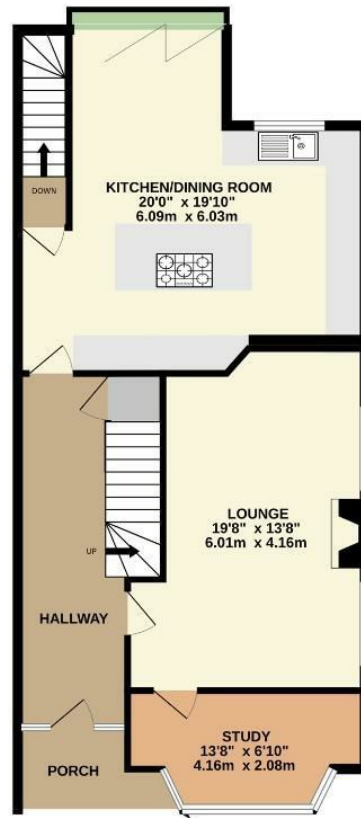
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



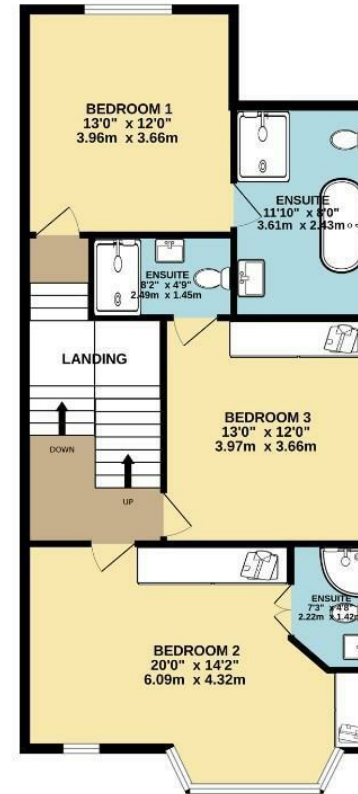
**BASEMENT**  
724 sq.ft. (67.3 sq.m.) approx.



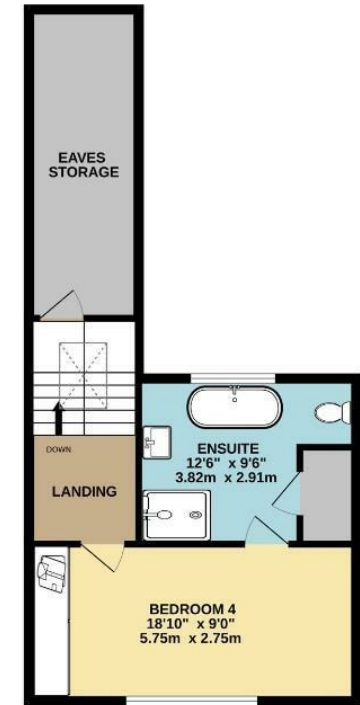
**GROUND FLOOR**  
840 sq.ft. (78.0 sq.m.) approx.



**1ST FLOOR**  
827 sq.ft. (76.8 sq.m.) approx.



**2ND FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2875 sq.ft. (267.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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