jordan fishwick

10 Reynard Road, M21 8DD

Guide Price £540,000

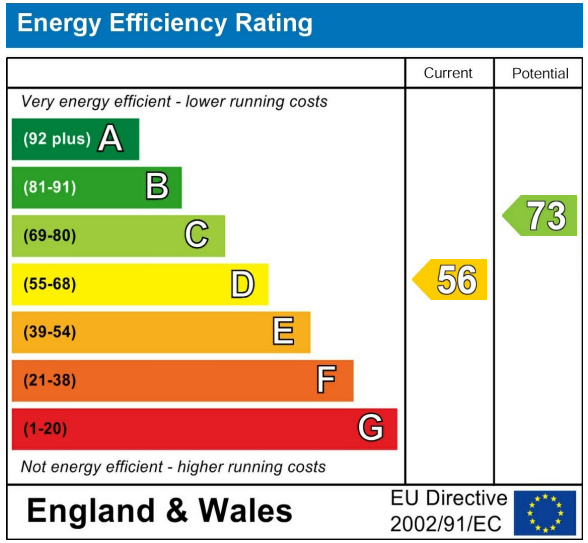
10 Reynard Road, Chorlton, Chorlton, M21 8DD

Guide Price £540,000

The Property

A superbly presented bay fronted FOUR DOUBLE BEDROOM PERIOD TERRACED PROPERTY located on a highly regarded tree lined road just off Beech Road. This delightful property will prove an IDEAL FAMILY HOME, benefitting from a WEST FACING REAR GARDEN and VERSATILE ACCOMMODATION OVER THREE FLOORS. This splendid home has been tastefully modernised and decorated whilst retaining MANY ORIGINAL FEATURES, such as the wooden flooring, high ceilings and fireplaces throughout and is offered for sale in MOVE-IN READY CONDITION. The property further benefits from being within a short walk to all local amenities in Chorlton Village, the vibrant scene of Beech Road, transport links including the Metro and is within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway with original flooring and period style radiator, spacious lounge with large bay window and double doors opening to the 27FT OPEN PLAN LIVING/DINING/KITCHEN, fitted with modern shaker style units and solid wooden worktops. To the first floor there are three well proportioned double bedrooms, both the 16ft main and second bedrooms benefitting from full height fitted wardrobes, and bathroom, fitted with a modern three piece suite and tiled walls and flooring. The lower ground floor reveals a fourth double bedroom and en-suite w/c, ideal for a variety of uses including a guest suite or working from home space. Both double glazing and gas central heating with a NEW BOILER (fitted in October 2023) have been installed throughout. Externally, to the front of the property is a walled garden with gated path to the front door. To the rear is a superb West facing walled courtyard garden with Indian Stone patio and artificial lawn. An internal viewing of this fine home is most highly recommended.

- Superbly presented, move-in ready period property
- 27ft open plan living/dining/kitchen
- Versatile accommodation over three floors
- West facing rear garden with Indian Stone patio and artificial lawn
- Four double bedrooms
- Many original features retained
- Few minutes walk from Beech Road and Chorlton Village
- Catchment area for Brookburn Primary School
- Double glazing and gas central heating with new boiler
- Well regarded tree lined road



BASEMENT
234 sq.ft. (21.8 sq.m.) approx.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

TOTAL FLOOR AREA : 1322 sq.ft. (122.9 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 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.
Made with Metropix ©2024

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