



jordan fishwick

39 South Drive, Chorltonville, M21 8DZ
Guide Price £825,000



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

410-412 Barlow Moor Road, Chorlton, Manchester

01618604444

chorlton@jordanfishwick.co.uk

www.jordanfishwick.co.uk

39 South Drive, Chorltonville, M21 8DZ

Situated in the heart of the highly regarded CHORLTONVILLE CONSERVATION AREA, a truly splendid FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY, offering spacious and light family accommodation of over 1600sqft. This delightful property boasts not only a SOUTH FACING REAR GARDEN but both a DRIVEWAY AND DETACHED GARAGE, providing off road parking for multiple vehicles. With many ORIGINAL FEATURES THROUGHOUT, such as the stripped wooden flooring, stained glass windows and fireplaces, this wonderful property will prove an ideal family home due to the proximity to all local amenities, vibrant scene of BEECH ROAD, transport links and parks as well as being situated within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The spacious accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window and original fireplace, family room with sliding patio doors opening to the rear garden, EIGHTEEN FOOT OPEN PLAN DINING KITCHEN with large central island, utility room, cloakroom w/c. To the first floor there are four double bedrooms, all of excellent proportions, with three benefitting from original fireplaces. Bedrooms three and four boast full height fitted wardrobes. The bathroom has a contemporary four piece suite, tiled floor and part tiled walls. Externally there is a walled garden to the front of the property with a driveway extending to the side to the detached garage. To the rear, a beautifully landscaped SOUTH FACING GARDEN with multiple patio seating areas, wooden decking, large lawn and multiple flower beds with an array of flowers and mature trees and shrubbery. This splendid property is warmed by gas central heating and an internal viewing is most highly recommended.

ENCLOSED PORCH

Double glazed windows to front aspect, tiled flooring, step to:

ENTRANCE HALLWAY

12'11 x 11'2

Front door with original stained glass panels, feature original stained glass window to side aspect, stripped wood flooring, spindled staircase to first floor, coved ceiling, central heating radiator, under stairs storage cupboard.

LOUNGE

15'2 (into bay) x 12'5

Double glazed and stained glass windows, coved ceiling, original cast iron fireplace with feature tile hearth and wooden surround, central heating radiator, bespoke fitted storage units with cupboards and shelving over.

FAMILY ROOM

15'11 x 12'5

Double glazed sliding patio doors to rear garden, coved ceiling, wooden flooring, central heating radiator, modern fire surround with stone hearth.

DINING KITCHEN

18'8 x 12'11

Fitted with a range of units with gloss cream doors comprising: base storage units with solid work tops over, matching eye level units, large central island with space for under counter wine fridge, inset stainless steel sink unit with one and a half bowl sink unit with chrome mixer tap, Neff electric fan assisted oven and combination oven over, integrated fridge/freezer, built in Neff five ring gas hob with Neff extractor hood over with pan drawers beneath, central heating radiator, double glazed window, integral Neff dishwasher.

UTILITY ROOM

Plumbing for washing machine and space for dryer.

CLOAKROOM W/C

With high level wc, wash hand basin with mixer tap, central heating radiator, double glazed window to front aspect.

FIRST FLOOR

BEDROOM ONE

14'11 x 12'5

Leaded double glazed window to front aspect, picture rail, original cast iron fireplace with tiled hearth, coved ceiling, central heating radiator, carpeted flooring.

BEDROOM TWO

13' x 12'5

Double glazed window over looking the rear garden, picture rail, original cast iron fireplace, central heating radiator, carpeted flooring.

BEDROOM THREE

16'6 x 13'8 (max)

Double glazed window over looking the rear garden, picture rail, original cast iron fireplace, full height fitted wardrobes with mirrored sliding doors, central heating radiator, carpeted flooring.

BEDROOM FOUR

12'11 x 11'7

Leaded double glazed window to front aspect, picture rail, full height fitted wardrobes, central heating radiator, carpeted flooring.

BATHROOM

9'1 x 8'5

Fitted with a modern four piece suite with chrome fittings comprising: panelled bath with bath mixer/shower spray, was hand basin with mixer tap set within vanity unit with drawers beneath, low level wc, large step in shower with thermostatic fittings and glass doors, chrome ladder towel radiator, Porcelanosa tiled walls and tiled flooring, double glazed windows to side aspect.

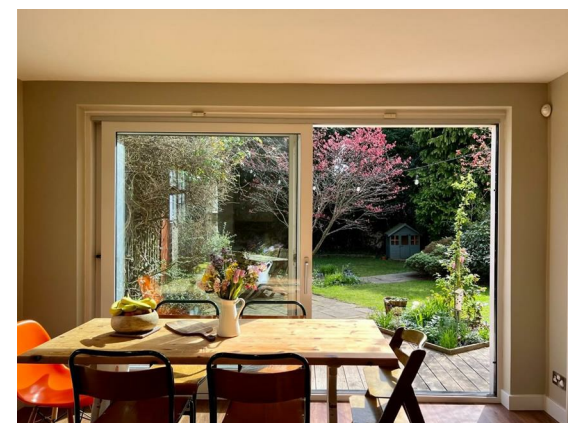
OUTSIDE

GARDENS

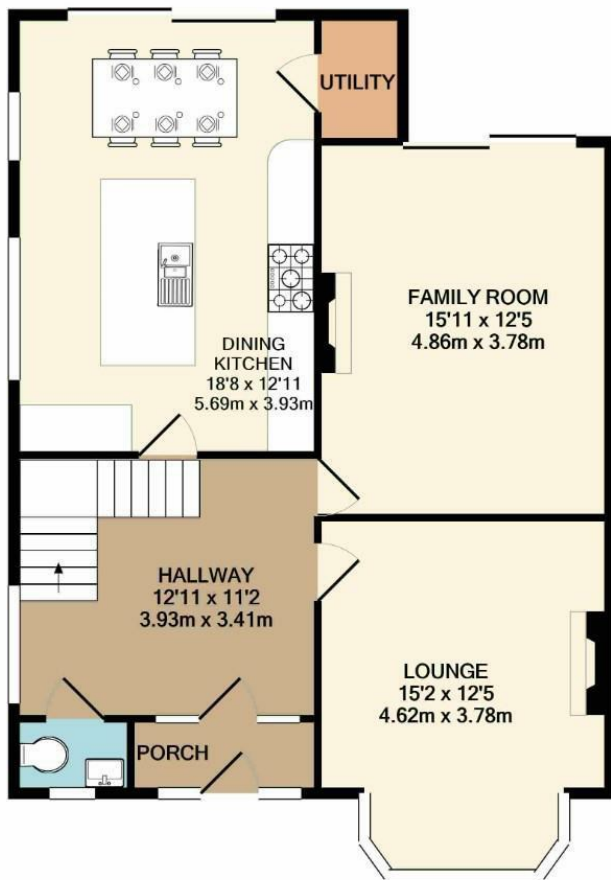
There is a walled garden to the front of the property with shrubs and plants. A driveway extending to the side of the property provides off road car parking for multiple vehicles and access to the detached garage. The landscaped south facing rear garden is mainly laid to lawn with established shrubs and plants, fenced, screened and affording a good degree of privacy. Flagged patio area and wooden decked seating area, raised beds with wooden boundaries.

GARAGE

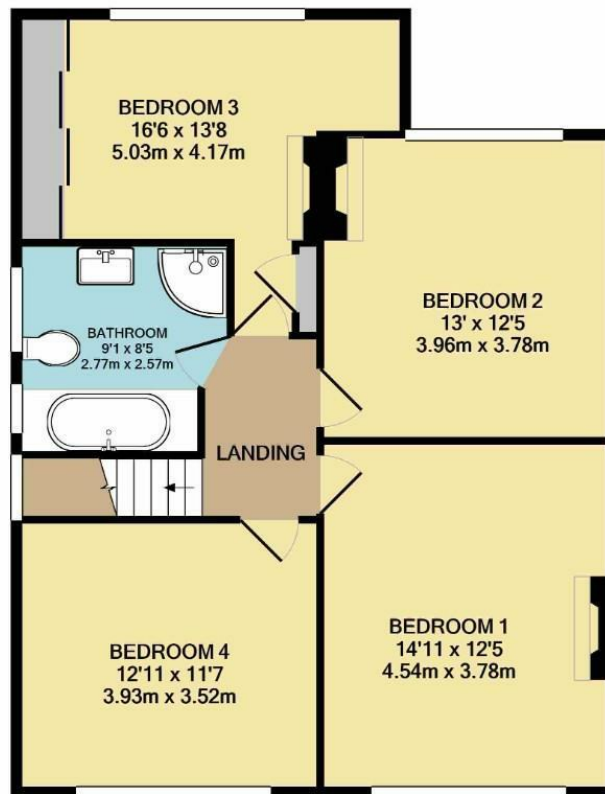
With up and over door.



Guide Price £825,000



GROUND FLOOR
APPROX. FLOOR
AREA 816 SQ.FT.
(75.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1605 SQ.FT. (149.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct but they are not guaranteed and do not form a contract. Neither Jordon Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are intended to be statements or representation 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 illustration purposes only and are not necessarily to scale.

