



*Jordan fishwick*

19 Beechwood Avenue, Chorlton, M21 8UA

Guide Price £525,000



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### The Property

Located on a quiet and well regarded CUL-DE-SAC only a short stroll from both Chorlton Village and Beech Road is this delightful FOUR BEDROOM MID TERRACE PERIOD PROPERTY which benefits from a LARGER THAN AVERAGE GARDEN as well as many ORIGINAL FEATURES throughout. This superb property has been stylishly remodelled by the current owners to create a contemporary family home with period elegance throughout and spacious, light ACCOMMODATION OVER THREE FLOORS AND CELLARS. The property further benefits from a 29FT OPEN PLAN LIVING/DINING/KITCHEN as well as a separate family room/snug and is ideally situated for all local amenities and transport links including the Metro, the vibrant scene of Beech Road as well as multiple schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, 29ft open plan living/dining/kitchen with bay window, original wooden flooring, modern shaker style units and French patio doors leading to the rear garden, family room/snug with BI-FOLDING DOORS opening to the raised timber decking and garden beyond. To the first floor there are three good sized bedrooms and main bathroom, fitted with a modern four piece suite while the second floor reveals the principal suite comprising spacious double bedroom with Juliette balcony, EN-SUITE shower room with solid granite sink and fitted wardrobes. The cellar chambers provide useful storage space and utility room. Externally to the front of the property there is a walled garden with decorative gravel and path leading to the front door. To the rear, a larger than average walled garden extends to approximately 50ft in length and features a split level timber decking, lawn and decorative gravel. Double glazing and gas central heating have been installed throughout and early viewing is most strongly recommended.

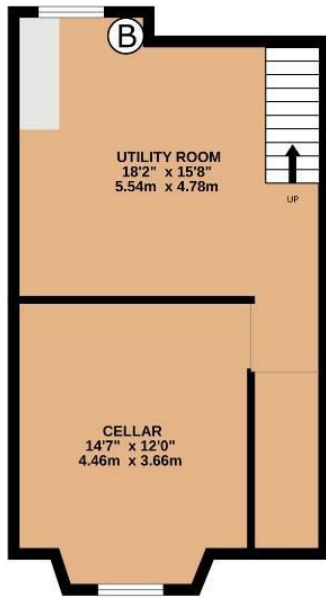
- Superbly presented mid terrace period property
- Four bedrooms + two bathrooms
- 50ft (approx.) rear garden
- Quiet residential CUL-DE-SAC
- 29ft open plan living/dining/kitchen
- Many original features retained
- Spacious and light accommodation over three floors + cellars
- Ideally placed for Chorlton Village, Beech Road and the Metro
- Direct access to Chorlton Park at the end of the street
- Council Tax: C. EPC: D



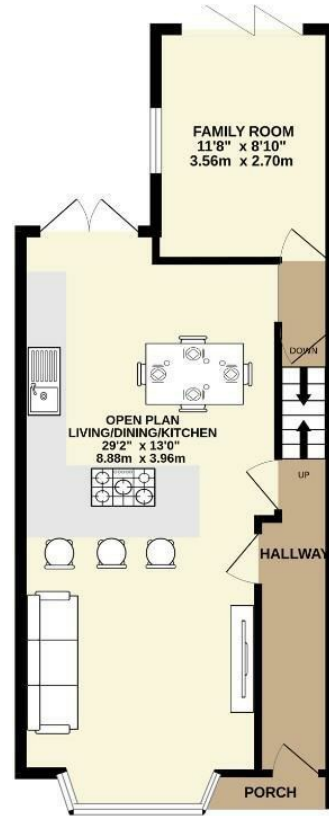
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



BASEMENT  
428 sq.ft. (39.8 sq.m.) approx.



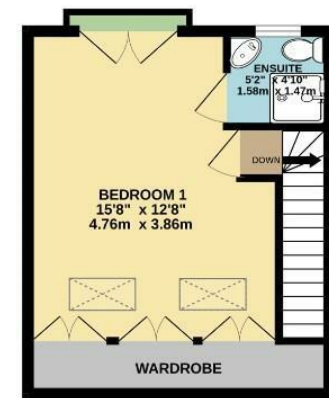
GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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