



*jordan fishwick*

8 Cartwright Road, Chorlton, M21 9EY

Guide Price £495,000



## The Property

Situated on a sought after and tree lined road in Chorlton Green, a beautifully presented FOUR BEDROOM MID-TERRACED PERIOD PROPERTY, offering over 1200sqft of versatile family ACCOMMODATION OVER THREE FLOORS. This delightful property is in MOVE-IN READY CONDITION having been tastefully updated throughout, whilst retaining many ORIGINAL FEATURES. Located just a stone's throw from Beech Road, within catchment for 2 Ofsted 'Outstanding' Primary Schools, including Brookburn Primary and on the doorstep of 'Chorlton Ees', the Trans-Pennine Trail and miles of woodland walks, this delightful property will prove an ideal family home. The accommodation briefly comprises: covered porch, entrance hall, lounge with large bay window, LOG BURNING STOVE and bi-folding wooden doors opening to the dining room with original fireplace and CUSTOM WINDOW SEAT with storage beneath. The kitchen boasts GRANITE worktops and integrated appliances including NEFF ovens and gas hob, fridge freezer, dishwasher, and washer/dryer. To the first floor there are two excellently proportioned double bedrooms, a smaller third bedroom/home office and main bathroom, fitted with a modern four-piece suite whilst the second floor reveals the EIGHTEEN FOOT MAIN BEDROOM and ensuite shower room, fitted with a three piece suite. Externally there is a walled garden to the front of the property, whilst to the rear a landscaped walled-courtyard garden with Indian stone patio and wooden bench seating area. Double glazing, gas central heating and an alarm system have been installed throughout. The house has been updated and maintained to an exceptional standard, in-person viewing is most highly recommended to fully appreciate this extraordinary house and location.

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Manchester, M21 9EY**

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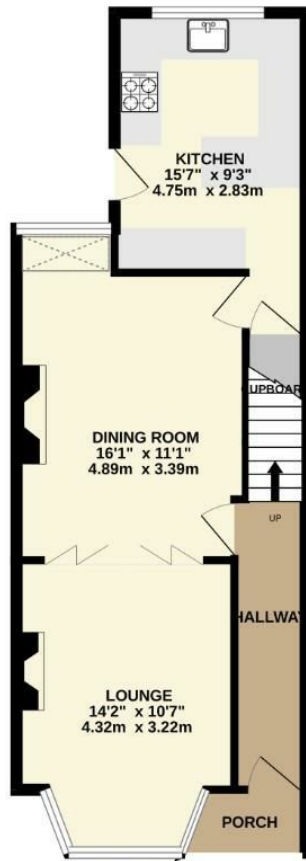
- Stunning period mid-terraced property
- FOUR bedrooms & TWO bathrooms
- Excellent condition throughout
- Gas central heating & double glazing installed
- Two reception rooms & re-fitted kitchen
- Attractive garden with Indian sandstone patio
- Highly regarded tree-lined road
- Ideal for a young family or couple
- Spacious & versatile accommodation over three floors



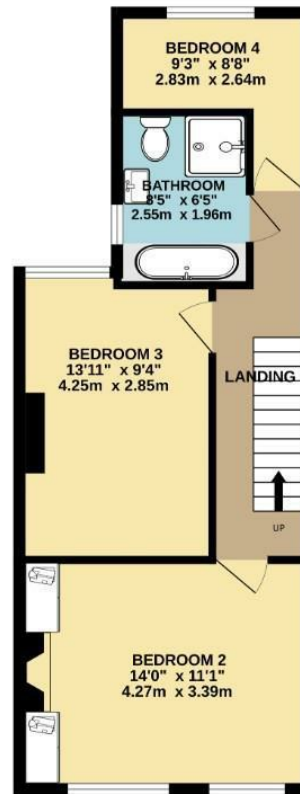
| Energy Efficiency Rating                    |               |                                                                                                                |
|---------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                      |
| Very energy efficient - lower running costs |               |                                                                                                                |
| (92 plus) A                                 | <div>55</div> | <div>72</div>                                                                                                  |
| (81-91) B                                   |               |                                                                                                                |
| (69-80) C                                   |               |                                                                                                                |
| (55-68) D                                   |               |                                                                                                                |
| (39-54) E                                   |               |                                                                                                                |
| (21-38) F                                   |               |                                                                                                                |
| (1-20) G                                    |               |                                                                                                                |
| Not energy efficient - higher running costs |               |                                                                                                                |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |



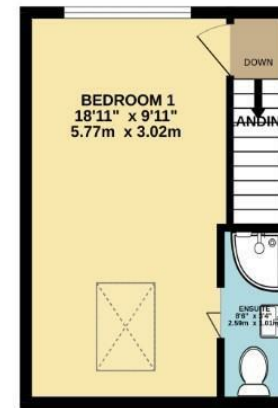
GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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