



jordan fishwick

26 Brundretts Road, Chorlton, M21 9DB

Guide Price £650,000



The Property

*****NO CHAIN***** Located on a well regarded road in the heart of Chorlton Village is this superbly presented **FOUR DOUBLE BEDROOM END TERRACE PERIOD PROPERTY** boasting a wealth of **ORIGINAL FEATURES** as well as an approximately 50ft **SOUTHERLY FACING GARDEN**. This delightful property will prove an ideal family home, with spacious and light **ACCOMMODATION OVER THREE FLOORS** and cellars and is offered for sale in **MOVE-IN READY** condition having been tastefully modernised and stylishly decorated throughout by the current owners. The property is located within only a short stroll of all local amenities and transport links in Chorlton Village, multiple local schools and parks as well as Beech Road, with its array of independent shops, bars and restaurants. The accommodation briefly comprises: entrance hallway, spacious lounge with large bay window and original fireplace, open plan dining kitchen with **LOG BURNING STOVE** and large French patio doors opening to the raised timber deck and spacious garden beyond. To the first floor there are two well proportioned double bedrooms, each with original cast iron fireplaces and bathroom, fitted with a modern three piece suite while the second floor reveals two further, equally well proportioned double bedrooms, also with original fireplaces. The multiple cellar chambers provide a utility room as well as useful storage space and there is scope for these to be converted to additional living accommodation if required. Externally, to the front of the property there is a walled garden with path to the front door while to the rear, a southerly facing garden extends to approximately 50ft in length and a timber decking and large lawn. An internal viewing is most strongly recommended. Council Tax: C. EPC: E

**26 Brundretts Road, Chorlton,
Manchester, M21 9DB**

Guide Price £650,000



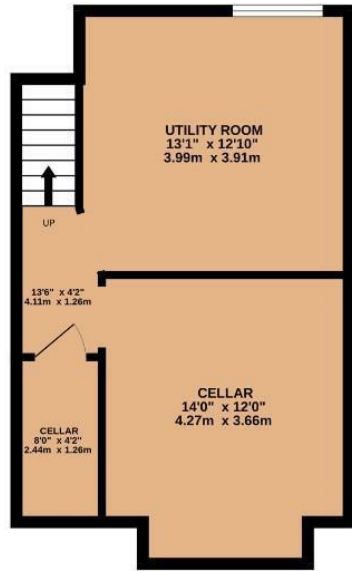
- Beautifully presented end terrace period property
- Four double bedrooms and two reception rooms
- Sought after central Chorlton location
- Southerly facing rear garden (approximately 50ft)
- Many original features throughout
- Stylishly decorated family home
- Walking distance to Beech Road, multiple local schools and parks
- Accommodation over three floors and cellars
- Council Tax: C. EPC: E



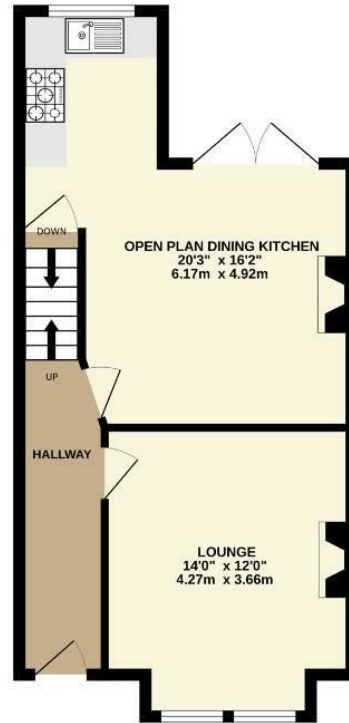
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BASEMENT
405 sq.ft. (37.6 sq.m.) approx.



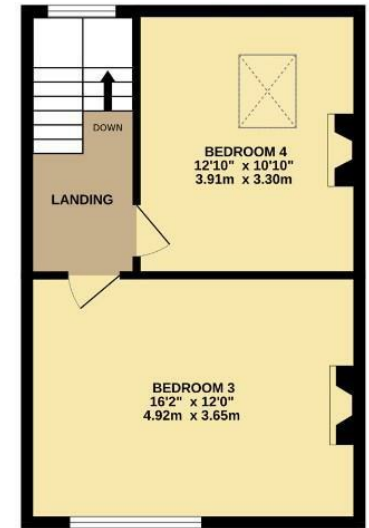
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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