



*jordan fishwick*

27 Beech Road, Chorlton, M21 8BX  
Guide Price £595,000



## The Property

A simply delightful SEMI DETACHED 1920S PROPERTY of character, nestled within a larger than average CORNER PLOT on the highly regarded and sought after BEECH ROAD. This superb property offers spacious and light accommodation, ideal for a couple or family and benefits from a SOUTHERLY FACING REAR GARDEN as well as having had MANY ORIGINAL FEATURES retained. The property is ideally placed within only a short stroll from the array of independent bars, restaurants and shops on Beech Road, all local amenities and transport links in Chorlton Village as well as multiple local parks and further benefits from being located within the catchment area for Brookburn Primary School. The accommodation briefly comprises: enclosed porch, entrance hallway with original stained glass windows, spacious lounge with large bay window, original stained glass and coving, 20ft open plan living/dining/kitchen with dual aspect windows and shaker style units. To the first floor there are three good sized double bedrooms, the main featuring a large bay window and original fireplace while the second benefits from full height fitted wardrobes and bathroom, fitted with a modern four piece suite. The multiple cellar chambers provide useful storage space and utility room. Externally, landscaped gardens surround three sides of the property and are well stocked with an abundance of mature plants, trees and shrubs to create an exceptionally private and peaceful garden. Council Tax: D.

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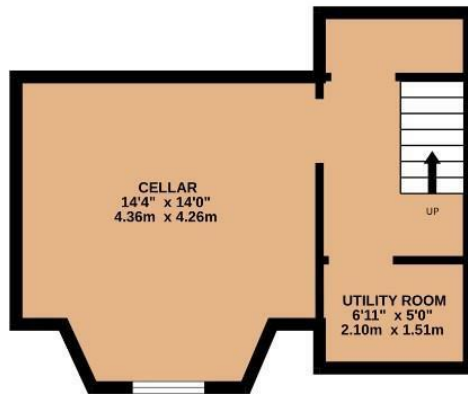
- Superbly presented semi detached 1920s property of character
- Southerly facing corner plot
- Sought after location
- Three good sized double bedrooms
- Many original features retained
- Ideally placed for all local amenities, parks and transport links
- Catchment area for Brookburn Primary School
- 20ft open plan living/dining/kitchen
- Scope for extension / cellar conversion (STPP)
- Council Tax: 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>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |



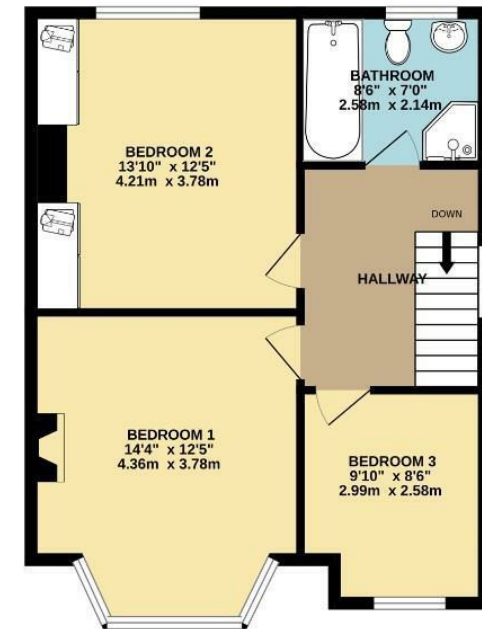
**BASEMENT**  
295 sq.ft. (27.4 sq.m.) approx.



**GROUND FLOOR**  
605 sq.ft. (56.2 sq.m.) approx.



**1ST FLOOR**  
565 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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