



jordan fishwick

5 Cross Road, ChorltonChorlton, M21 9DH

Guide Price £995,000



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The Property

Situated on a highly regarded and sought after road occupying a prominent position in CHORLTON GREEN, a truly delightful FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY providing versatile family ACCOMMODATION OVER FOUR FLOORS. This splendid property, boasting a 120FT REAR GARDEN, has MANY ORIGINAL FEATURES retained throughout and has been tastefully modernised, updated and extended to create a marvelous family home. With four double bedrooms and FOUR RECEPTION ROOMS this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with original wooden flooring and fireplace, sitting room/study, TWENTY EIGHT FOOT OPEN PLAN LIVING/DINING/KITCHEN with modern grey units and solid STONE WORKTOPS, wet room. The converted cellars reveal a further play room/study and utility room. To the first floor there are three excellently proportioned double bedrooms, the main benefitting from fitted wardrobes, and family bathroom whilst to the second floor there is a fourth spacious double bedroom with original wooden flooring. Externally to the front of the property there is a driveway with decorative gravel providing off road car parking and beds with brick boundaries and mature plants and shrubbery whilst to the rear, a truly spectacular landscaped garden, mainly laid to lawn with stone patio area, ornamental pond with fountain and vegetable patch. This splendid property will prove an ideal family home and an internal viewing is most highly recommended.

- Beautifully presented semi detached period property
- Four double bedrooms and four reception rooms
- 120FT landscaped rear garden
- Open plan living/dining/kitchen
- Ideal family home
- Highly regarded and sought after road
- Located only a short walk to both Beech Road and Chorlton Village
- Many original features throughout
- Ideally situated for all local transport links
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	76
(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 2002/91/EC 



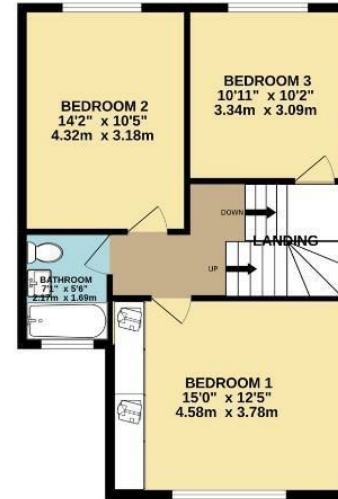
BASEMENT
289 sq.ft. (26.6 sq.m.) approx.



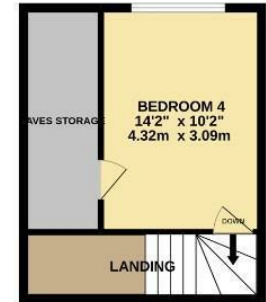
GROUND FLOOR
879 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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