



jordan fishwick

19 St. Annes Road, Chorlton, M21 8TQ

Guide Price £495,000



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Manchester, M21 8TQ**

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The Property

*****NO CHAIN***** A truly spectacular and significantly extended **THREE DOUBLE BEDROOM END TERRACE PERIOD PROPERTY** ideally placed within only a short stroll from both Chorlton Village and Beech Road. This turn-key home has been modernised and updated to an exceptional standard and boasts **MANY ORIGINAL FEATURES** creating a contemporary home with period elegance throughout, ideal for a young couple or family. The property boasts a **36FT OPEN PLAN LIVING/DINING/KITCHEN** and is located only a short stroll from the vibrant scene of Beech Road, all local amenities and transport links in Chorlton Village as well as multiple schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original cast iron fireplace, 36ft open plan living/dining/kitchen fitted with **SOLID QUARTZ WORKTOPS**, large feature skylight window and bi-folding doors opening to the rear courtyard garden, utility / wc. To the first floor there are three good sized double bedrooms, both the main and second featuring original fireplaces and bathroom/wet room fitted with a modern suite and feature tiled walls and flooring. Double glazing and gas central heating have been installed throughout and externally there are well maintained walled gardens to both the front and rear. An internal viewing of this superb home is most highly recommended.

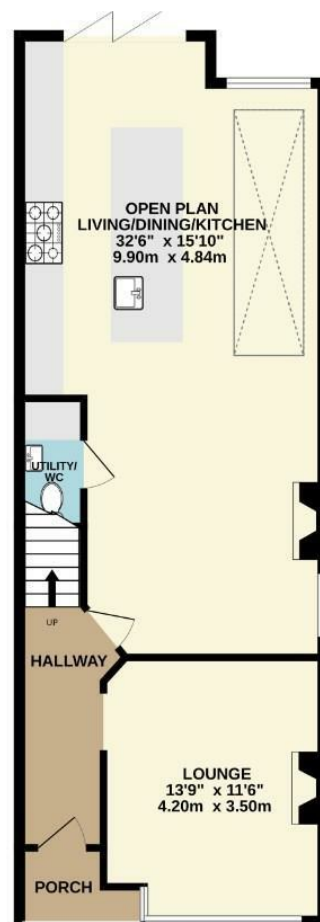
- NO CHAIN
- Immaculately presented end terrace period property
- 36ft open plan living/dining/kitchen
- Three double bedrooms
- Many original features throughout
- Walking distance to Chorlton Village, Beech Road and the Metrolink
- Move-in ready condition
- Kitchen with integrated appliances and solid quartz worktops
- Ideal for a couple or family
- Council Tax: B. EPC: C



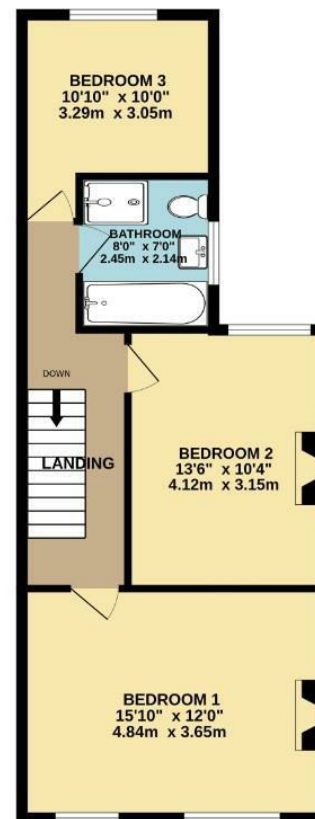
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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