jordan fishwick

7 Edge Lane, Chorlton, M21 9JE

Guide Price £850,000

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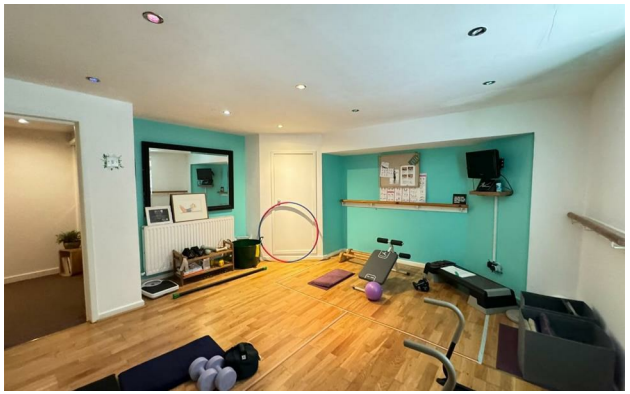
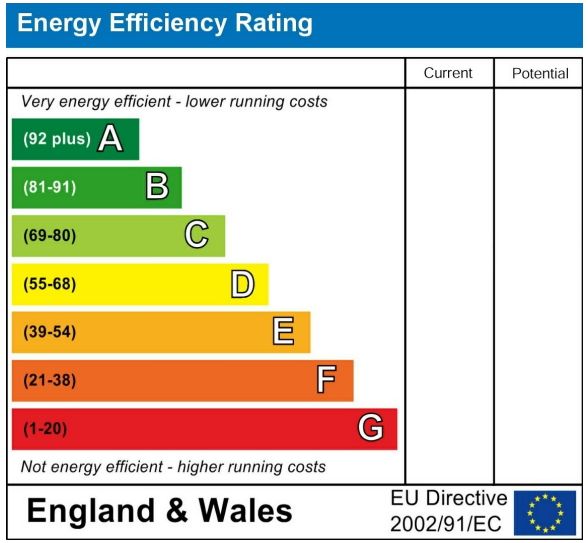


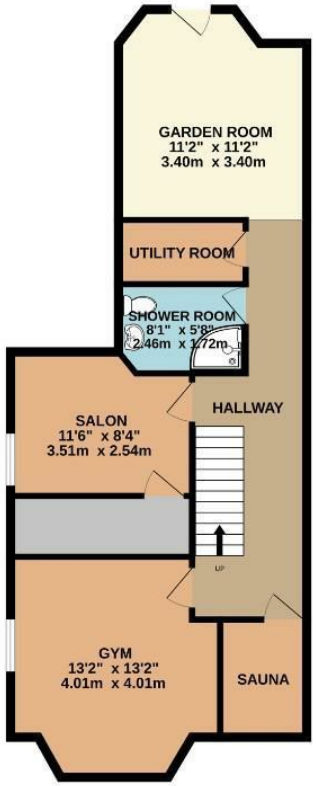
The Property

This beautifully presented FIVE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY offers generous ACCOMMODATION OVER FOUR FLOORS blending timeless character with modern comfort. This superb property will prove an ideal family home, benefitting from a SOUTHERLY FACING GARDEN as well as a DRIVEWAY providing parking for multiple vehicles and is located within walking distance of Chorlton Village as well as Beech Road with its array of independent bars, restaurants and shops. Multiple local parks and schools, including both Brookburn Primary School and Chorlton C of E, are only a short stroll away and the property will prove ideal for a growing family. The accommodation comprises of: covered porch, large hallway, lounge with large tiled open fireplace and bay window, open plan dining kitchen, sitting room with views over the rear garden. The lower ground floor reveals two further reception rooms, currently used as a home gym and family room, study, shower room, two store rooms and a sauna. To the first floor there are three good sized double bedrooms, the 18ft main benefitting from a large bay window as well as full height fitted wardrobes and bathroom, fitted with a three piece suite while the second floor reveals two further double bedrooms. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway providing ample off road parking while to the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect and features a decorative gravel patio, lawn and an array of mature plants, shrubs and fruit trees. An internal viewing is most highly recommended. Council Tax: D

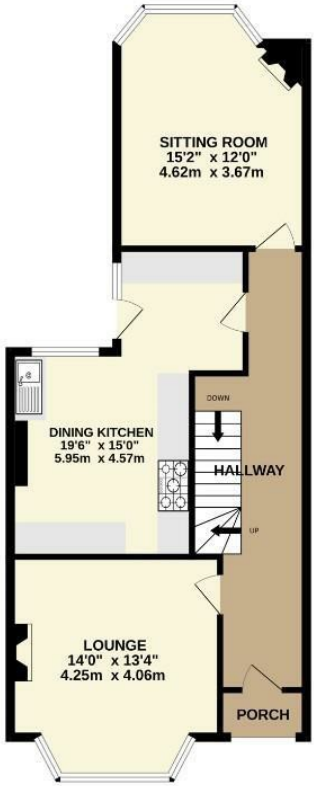
- Five spacious double bedrooms, 3 with fitted wardrobes + 2 bathrooms
- Three reception rooms, Gym, Salon and Sauna
- Southerly facing garden (approximately 60ft)
- Driveway providing off road parking
- Versatile accommodation over four floors
- Well placed for all local amenities, schools and parks
- Walking distance to Chorlton Village and Beech Road
- Many original features
- Ideal family home
- Council Tax: D



BASEMENT
720 sq.ft. (66.9 sq.m.) approx.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.

2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

TOTAL FLOOR AREA : 2625 sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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