



Jordan fishwick

72 Sandy Lane, Chorlton, M21 8TT
Guide Price £595,000



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The Property

NO CHAIN A beautifully presented FOUR DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY located on a well regarded road only a short stroll from both Chorlton Village and Beech Road. With MANY ORIGINAL FEATURES retained this splendid property provides a delightful blend of character and modern living and offers spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. One of the standout features of this property is the SOUTH FACING GARDEN which invites an abundance of natural light and creates a perfect outdoor retreat for enjoying sunny days. The property further benefits from being only a short stroll from all local amenities and transport links including the Metro as well as multiple schools and parks. The accommodation briefly comprises: covered porch, vestibule, entrance hallway, lounge with large bay window and original cast iron fireplace, spacious dining room open to the kitchen with French patio doors leading to the landscaped southerly facing garden. To the first floor there are two generously proportioned double bedrooms and bathroom, fitted with a modern four piece suite while the second floor reveals two further double bedrooms. Additionally, the multiple cellar chambers provide useful storage space and a utility room along with scope for conversion to additional living accommodation. Externally, to the front of the property is a walled garden with mature hedgerow borders offering privacy from the road. To the rear, an enclosed garden enjoys a sunny southerly aspect and features a raised patio area, lawn and beds stocked with an array of mature plants and shrubs. Timber framed double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

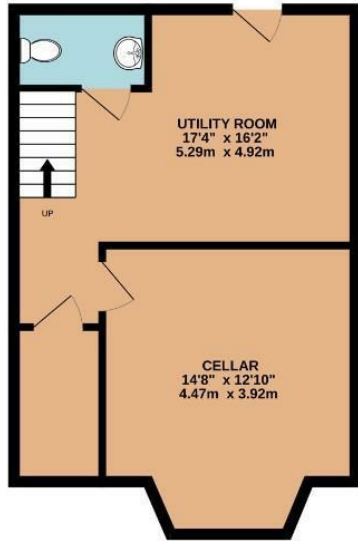
- NO CHAIN
- Superbly presented mid terrace period property
- Four double bedrooms + two reception rooms
- Southerly facing rear garden
- Many original features
- Short stroll from Beech Road, Chorlton Park and the Metro
- Spacious accommodation over three floors and cellars
- Well placed for all local amenities and schools



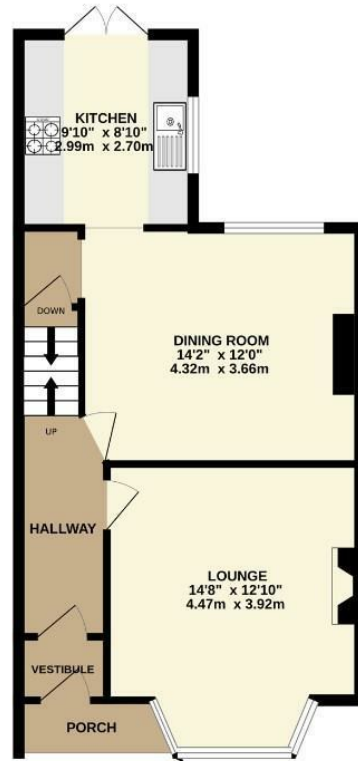
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
435 sq.ft. (40.4 sq.m.) approx.



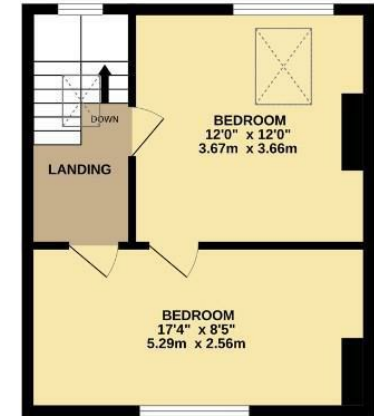
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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