

jordan fishwick

266 Ryebank Road, Chorlton, M21 9LJ

Guide Price £750,000



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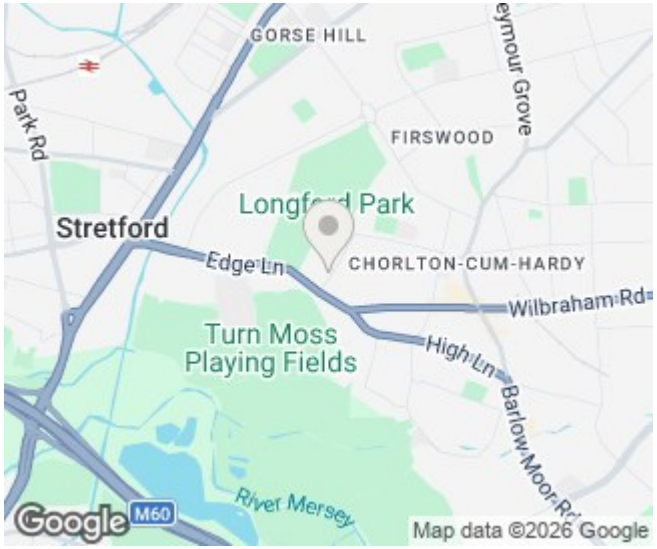


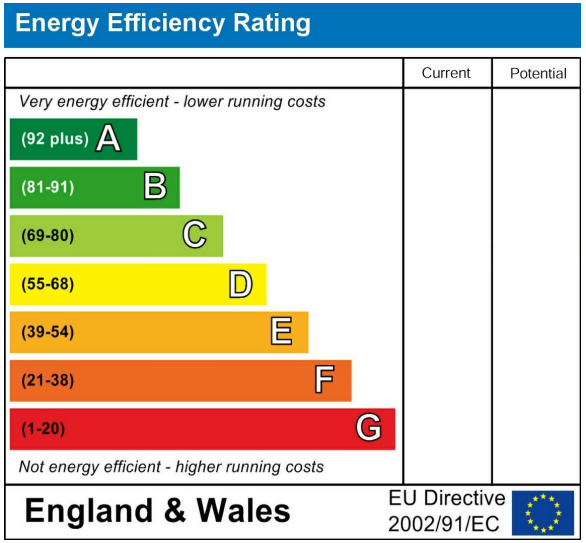


The Property

NO CHAIN A truly delightful, substantial FOUR DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY of character located on a highly regarded and sought after road only a short stroll from both Chorlton Village and Longford Park. This superb property offers in excess of 2250sqft spacious, versatile accommodation over two floors and benefits from a DRIVEWAY AND DETACHED GARAGE providing off road parking for multiple vehicles as well as an approximately 80FT WESTERLY FACING REAR GARDEN. MANY ORIGINAL FEATURES have been retained throughout and the property shall prove an ideal family home positioned only a short stroll from all local amenities and transport links, including the Metro, in Chorlton Village, multiple schools and parks plus the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants. The accommodation briefly comprises: enclosed porch, spacious reception hallway with original stained glass windows, near 20ft lounge with large bay window and original fireplace, 17ft family room with glazed door opening to the garden room, fitted with triple skylight windows and two French patio doors leading out to a large patio and garden beyond, dining room with original fitted storage cupboards and kitchen, fitted with modern shaker style units and solid wooden worktops. The first floor reveals four well proportioned bedrooms, the main and second each boasting an original fireplace, recently refitted shower room with original stained glass window and separate w/c. Gas central heating has been installed throughout and there is partial double glazing. Externally, to the front of the property there is a walled garden and gated block paved driveway which extends to the side leading to the detached garage. To the rear an approximately 80ft garden enjoys a sunny westerly aspect. Viewing most strongly recommended.

- NO CHAIN
- Substantial semi detached 1930s family residence
- Four generously proportioned double bedrooms + four reception rooms
- In excess of 2250sqft accommodation over two floors
- Gated driveway and detached garage providing off road parking
- Approximately 80ft Westerly facing rear garden
- Many original features throughout
- Highly regarded and sought after road
- Walking distance from Chorlton Village, Longford Park, Beech Road + multiple schools





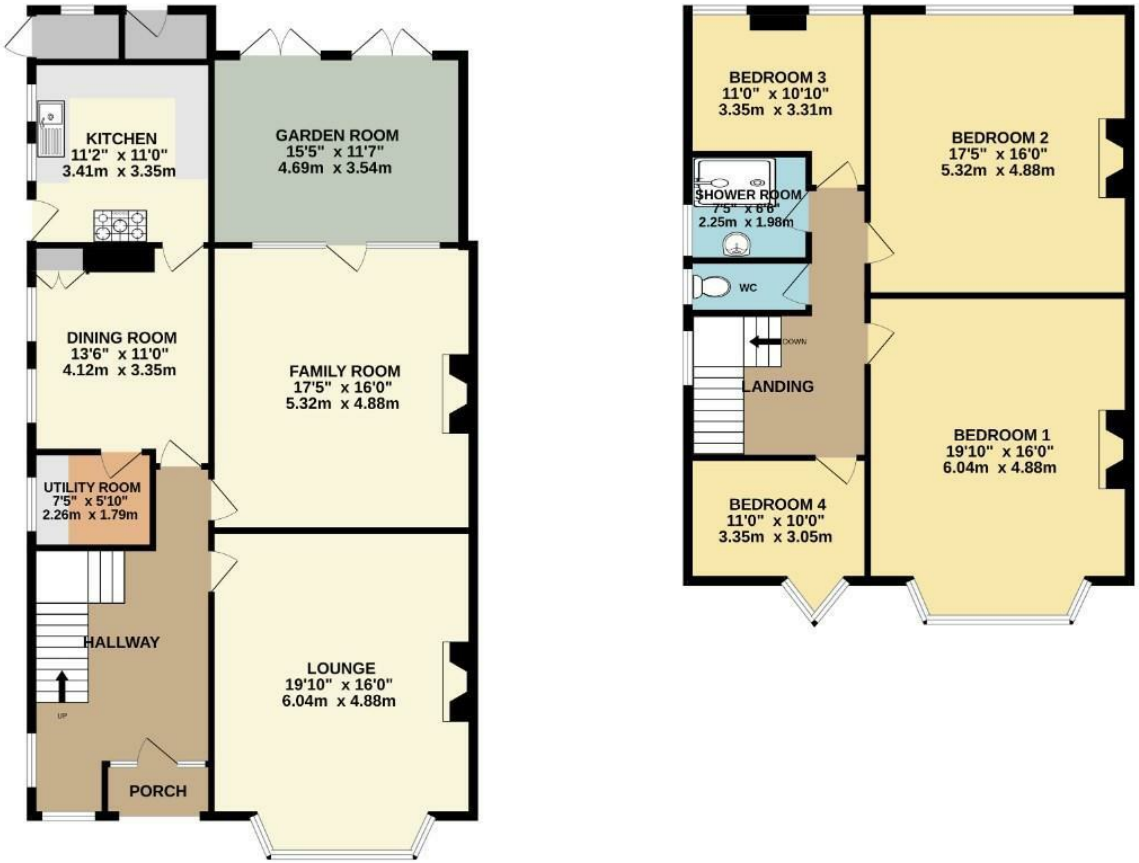






GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.

1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 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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