



jordanfishwick

1A CHEQUERS ROAD, CHORLTON, M21 9DX
Guide price £735,000

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A simply stunning bay fronted DETACHED property, situated on a highly sought after road in Chorlton Green, just a stone's throw away from Beech Road. This is a RARE opportunity to acquire a substantial FIVE BEDROOM period home benefitting from a separate STUDY, OFF ROAD PARKING and a LARGE GARDEN to the rear. This beautiful property provides VERSATILE ACCOMMODATION over THREE FLOORS, with through or separate lounges on the ground floor and a professionally converted basement offering two double bedrooms from an internal staircase or a self-contained apartment with external access. The ground floor briefly comprises: Entrance hallway, sitting room with large bay window, spacious rear lounge with bi-folding doors opening to the raised patio area, recently fitted dining kitchen with large centre island. To the first floor there are three well-proportioned double bedrooms, with bedroom one benefitting from a Juliet balcony overlooking the garden, a study, and a modern family bathroom with a four-piece suite. The basement level comprises: Hallway, bedroom/lounge, additional bedroom, dining kitchen, a second bathroom with three-piece suite and access to the external utility room. Large lawned front and rear gardens, gas central heating and double glazing throughout complete this property.

COVERED PORCH

Porch light, step to:

ENTRANCE HALL 16'5" X 7'9" (5.00m X 2.36m)

Front door with double glazed panels, feature original stained glass window, coved ceiling, spindled staircase to first floor, radiator, door and stairs to lower ground floor accommodation.

SITTING ROOM 15'10" (into bay) X 12'1" (4.83m (into bay) X 3.68m)

Double glazed bay sash window to front aspect, coved ceiling, central heating radiator, TV aerial point, chimney breast with cast iron fireplace with coal effect gas fire within and tiled hearth. Twin oak doors opening to:

LOUNGE 15'9" X 11'0" (4.80m X 3.35m)

Double glazed full height three pane bi-fold doors opening onto patio and rear garden, TV aerial point, central heating radiator, coved ceiling, two wall lights, gas supply within exposed brick fireplace for log effect gas stove with tiled hearth.

DINING KITCHEN 20'7" (max) X 9'10" (Lshaped) (6.27m (max) X 3.00m (Lshaped))

Recently re-fitted with a range of units with gloss white doors comprising: base storage units with worktops over, matching eye level units with concealed under lighting, inset stainless steel sink unit with brushed steel mixer tap, built in Zanussi microwave/grill oven , Zanussi electric fan assisted double oven and grill, integral Bosch dishwasher, integral Zanussi washer dryer, integral fridge/freezer, centre island with gloss grey units, inset Bosch induction hob with stainless steel/glass extractor hood over, integral wine cooler with glass door, two central heating radiators, full height picture window over looking the rear garden and double glazed French doors, double glazed windows and door opening to rear garden. TV aerial point, Quick Step Impressive oak flooring.

FIRST FLOOR

LANDING

Double glazed window to side aspect, access to boarded loft with pull down loft ladder.

BEDROOM ONE 15'10" X 11'1" (4.83m X 3.38m)

Double glazed French windows overlooking rear garden, central heating radiator, TV aerial point.

BEDROOM TWO 13'0" X 12'2" (3.96m X 3.71m)

Two double glazed sash windows to front aspect, central heating radiator.

BEDROOM THREE 8'10" X 7'8" (2.69m X 2.34m)

Double glazed sash window to front aspect, central heating radiator.

STUDY 6'10" X 5'0" (2.08m X 1.52m)

Double glazed window to side aspect, central heating radiator.

BATHROOM 9'10" X 8'1" (3.00m X 2.46m)

Fitted with a white suite with chrome fittings comprising: panelled bath with bath mixer, wash hand basin with mixer tap, low level wc, large shower with glass door and thermostatic fittings, double glazed window to rear aspect, part tiled walls, extractor fan, wall storage cupboards, ladder towel radiator, electric shaver/toothbrush charging point, Karndean flooring.

LOWER GOUND FLOOR ACCOMMODATION

HALLWAY 9'7" X 8'5" (2.92m X 2.57m)

Double glazed window to side aspect, central heating radiator.

BEDROOM FOUR 14'10" X 10'0" (4.52m X 3.05m)

Double glazed window to side aspect, recessed ceiling lighting, feature glass panel on internal wall, TV aerial point, central heating radiator.

BEDROOM FIVE/LOUNGE 15'1" X 11'1" (4.60m X 3.38m)

Double glazed tilt and turn window to front aspect, central heating radiator, recessed ceiling lighting, TV aerial point.

DINING KITCHEN 12'1" X 9'0" (3.68m X 2.74m)

Fitted range of gloss cream base and wall mounted units, inset stainless steel sink unit with chrome mixer tap, plumbing for washing machine/dryer, space for fridge/freezer and electric cooker, central heating radiator, recessed ceiling lighting, twin double glazed windows to side aspect, double glazed door with steps up to the rear garden.

BATHROOM 6'8" X 5'8" (2.03m X 1.73m)

Fitted with a three piece white suite with chrome fittings comprising: panelled bath with glass shower screen and mixer tap/shower spray, wash hand basin with mixer tap, low level wc, ladder towel radiator, Electric shaver/toothbrush point, recessed ceiling lighting, double glazed window to side aspect, extractor fan, tiled walls and tiled flooring, large feature wall mirror.

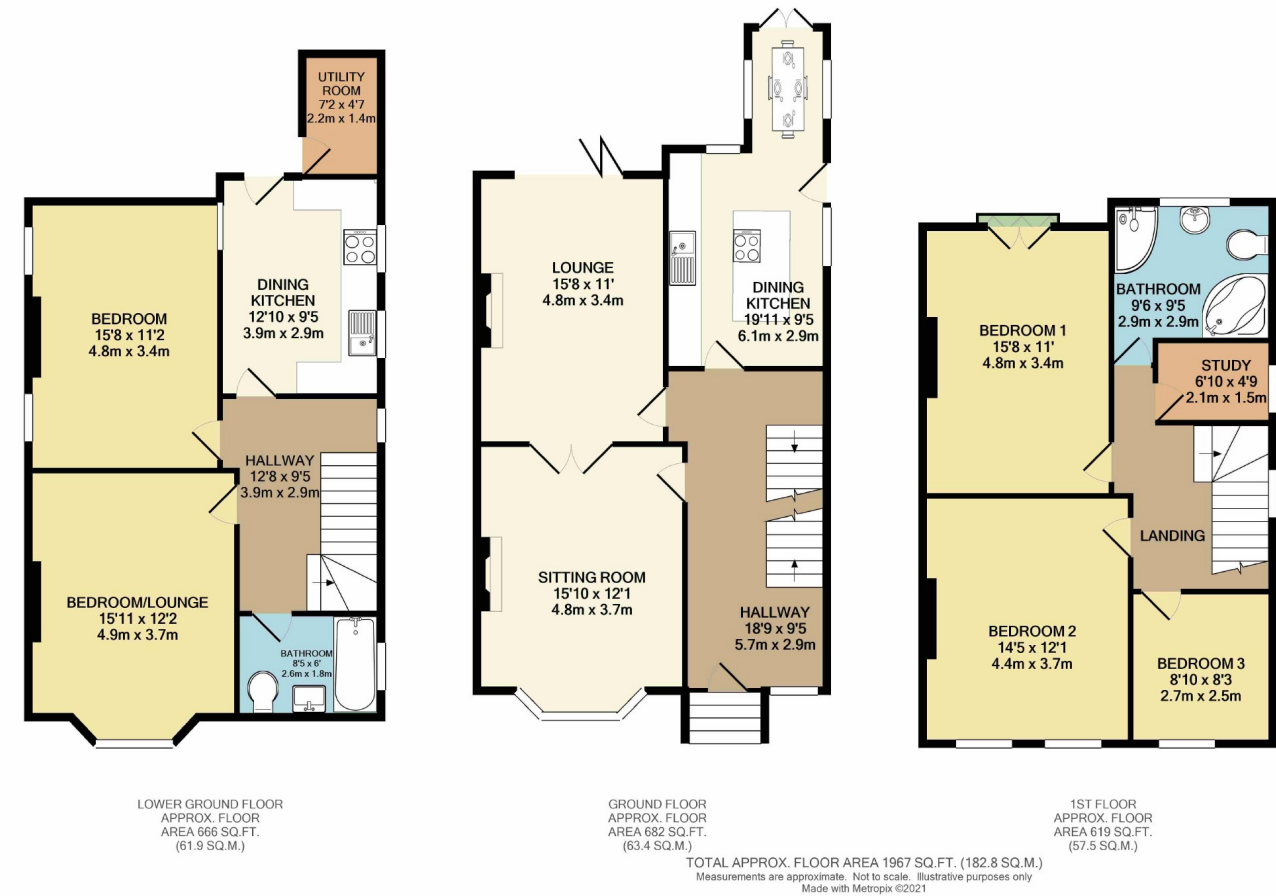
OUTSIDE

GARDENS

The property is set within a spacious plot with a brick wall enclosed front garden lawn and a block-paved driveway providing off road parking for two large vehicles. A timber fence and gate lead to a large rear garden that is screened, walled and fenced, has a block paved patio, additional paved patio to the bi-folding doors and raised brick flower borders around the lawn. Steps lead down to the lower ground floor accommodation and an external utility/store room housing a Vaillant gas central heating SMART BOILER that has eight years remaining under the manufacturer warranty.



GUIDE PRICE £735,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		84
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	64	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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