

4 CHORLTON GREEN, CHORLTON, M21 9HS Guide price £575,000

jordan fishwick

4 CHORLTON GREEN, CHORLTON, M21 9HS

A beautifully presented period property providing light and spacious accommodation over THREE FLOORS and located on a highly regarded road with OPEN VIEWS OVER CHORLTON GREEN. Comprises briefly: covered porch, entrance hall, lounge with a wood burning stove, dining room and a superb extended fitted kitchen. To the first floor there are two excellent double bedrooms and a bathroom/shower room, whilst to the second floor there is a 21 ft bedroom. Gas central heating and double glazing are installed. There is a BLOCK PAVED DRIVEWAY to the front of the property and an attractive and enclosed court yard garden to the rear. Well positioned for Beech Road, the Metro and Chorlton village centre and ideal for a family, Viewing of this fabulous home is strongly recommended.

COVERED PORCH

Step to:

ENTRANCE HALL

Two period style central heating radiators, front door with double glazed panels with stained glass window over, solid oak flooring, spindle staircase to first floor, under stairs storage cupboard.

CLOAKROOM/WC

chrome ladder towel radiator, fitted shoe rack with cloaks hanging space.

LOUNGE 13'9" X 12'6" (4.19m X 3.81m)

Double glazed windows to front aspect, with views over Chorlton Green. oak wood flooring, bespoke built in storage cupboards with bookcases, coved ceiling and picture rail, tv aerial point, central heating radiator, chimney breast with slate hearth and cast iron wood burning stove within and exposed brick interior. Opening to:

DINING ROOM 11'10" X 10'2" (3.61m X 3.10m)

Solid oak flooring, period style central heating radiator, opening to:

BREAKFAST KITCHEN 18'0" X 14'7" (max) (5.49m X 4.45m (max))

Fitted with a comprehensive range of units with light grey doors comprising: base storage cupboards with solid Iroko worktops over and LANDING matching eye level units with concealed under lighting. Inset ceramic Belfast sink with chrome mixer tap, plumbing for washing machine, integrated dishwasher, fitted pan drawers, Smeg six hob range cooker with dual oven and Stoves chimney extractor hood over, space for American style fridge/freezer (available by separate negotiation), Blum Fitted Solutions with pull out larder drawers, fitted Neff integrated microwave unit, Fired Earth part tiled walls, solid oak flooring, double glazed windows with views over the rear garden, recessed ceiling lighting, twin double glazed Velux skylight windows, double glazed French doors opening to the rear garden, moveable centre island with solid oak worktops and integral breakfast bar and storage cupboards beneath, two central heating radiators.

FIRST FLOOR

LANDING

Spindle staircase to second floor.

BEDROOM ONE 15'0" X 11'10" (4.57m X 3.61m)

Double glazed windows with views over Chorlton Green, solid oak flooring, cast iron fireplace, picture rail, central heating radiator, fitted wardrobes with hanging rails and shelving

BEDROOM TWO 11'10" X 10'5" (3.61m X 3.18m)

Low level wc, wash hand basin with mixer tap set within vanity unit, Double glazed window with views over the rear garden, picture rail, central heating radiator, built in storage cupboard with hanging rail and

BATHROOM/WET ROOM 13'2" X 7'10" (4.01m X 2.39m)

Fitted with a superb suite comprising: roll top claw foot bath with bath mixer/shower spray and shower fittings over with glass shower screen, pedestal wash hand basin, low level wc, large step in wet room with tiled walls and floor and fixed glass shower screen and thermostatic fittings, double glazed windows to side aspect, part tiled walls, Amtico flooring, chrome towel warmer, recessed ceiling lighting, built in storage cupboard with shelving, extractor fan.

SECOND FLOOR

BEDROOM THREE 21'9" (max) X 15'1" (max) (6.63m (max) X 4.60m

Double glazed window to front aspect with window seat and views over Chorlton Green with storage beneath, double glazed skylight window with blind, built in storage cupboard, twin fitted wardrobes with hanging rails and drawers, central heating radiator.

Block paved driveway to the front of the property providing off road car parking and enjoying views over Chorlton Green.

Delightful enclosed courtyard garden to the rear of the property with Indian stone flagged patio sitting area and timber gate opening to the secure gated pathway, fitted wood store, cold water tap, walled,





GUIDE PRICE £575,000



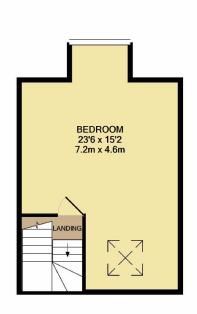
APPROX. FLOOR AREA 612 SQ.FT

(56.9 SQ.M.)



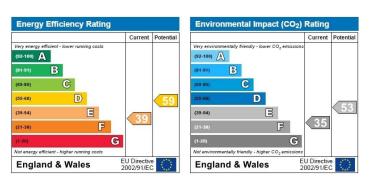
APPROX FLOOR

AREA 458 SQ.FT.



2ND FLOOR APPROX FLOOR AREA 323 SQ.FT (30.0 SQ.M.) TOTAL APPROX. FLOOR AREA 1393 SQ.FT. (129.4 SQ.M.) proximate. Not to scale. Illustr Made with Metropix ©2020





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