



**GASCOIGNE  
HALMAN**

CLIFTON ROAD, CHORLTON

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THE AREAS LEADING ESTATE AGENT



## CLIFTON ROAD, CHORLTON

**£875,000.00**

A spectacular and spacious four double bedroom bay fronted period extended semi detached property. Having recently undertaken renovation and modernisation by the current owner, this property is presented to a stylish and high standard throughout. Measuring an impressive 2598 sqft over four floors of living accommodation. Situated on a popular road only moments from Chorlton Village. Easy access to all major transport links and offered to the market with No Vendor Chain.



Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.



We are delighted to introduce this stunning example of a Victorian semi-detached property which is sure to impress. The property internally offers a healthy 2598 sqft over four floors and comprises; a welcoming entrance hallway with a stained glass window, good-sized front living room with attractive bay-window, stylish extended dining kitchen with integrated appliances, wine cooler, attractive sky light, bi-folding doors and ample natural light which opens onto the rear garden. The entire ground floor benefits further from under floor heating.

To the first floor there are two large double bedrooms and a truly superb family bathroom with free standing bath, double shower and attractive tiling. The main bedroom is located to the rear of the property and benefits from a walk in wardrobe and a further stylish four piece bathroom suite.

To the second floor there are a further two double bedrooms and a refitted stylish shower room.

The property also comes with fully converted cellars giving the option of another two reception rooms, home office or guest bedroom, a utility room and shower room.

Externally there is a driveway for off road parking, access to the rear garden is via the side of the property, a private landscaped South Easterly facing garden with newly laid lawn and decked area, ideal for entertaining and Al Fresco Dining.

The property enjoys a convenient and sought after location in Chorlton only moments from the vibrant village with it's variety of bars, boutiques and restaurants as well as walking distance to the local Metrolink and easy access to all major transport links. Sold with no vendor chain.

#### **DIRECTIONS**

M21 8UX

#### **LIVING ROOM**

16'1 (4.9m) into bay x 11'9 (3.58m)

#### **DINING KITCHEN**

16'9 (5.11m) x 21'4 (6.5m)

#### **SITTING ROOM**

9'6 (2.9m) x 13'4 (4.06m)

#### **BEDROOM 1**

13'4 (4.06m) x 11'10 (3.61m)

#### **BEDROOM 2**

16'2 (4.93m) into bay x 11'9 (3.58m)

#### **BEDROOM 3**

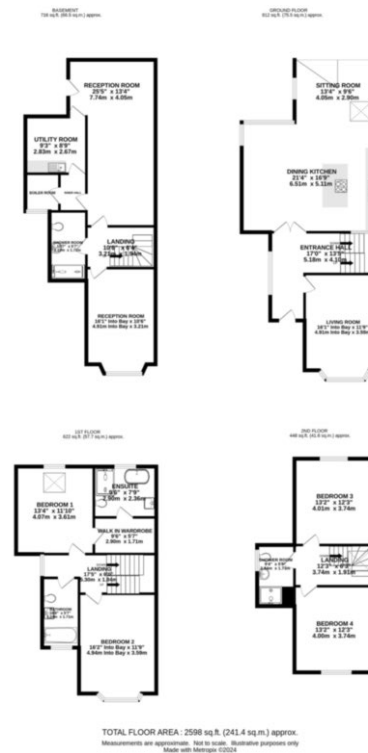
13'2 (4.01m) x 12'3 (3.73m)

#### **BEDROOM 4**

13'2 (4.01m) x 12'3 (3.73m)

#### **BATHROOM**

10'8 (3.25m) x 5'7 (1.7m)



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