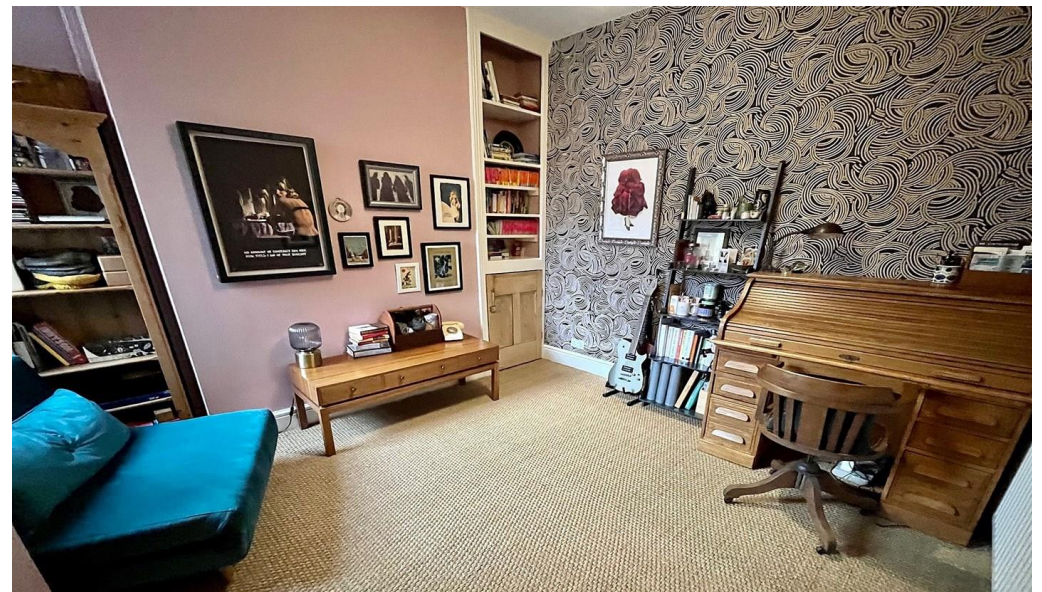




**GASCOIGNE
HALMAN**

Sefton Road, Chorlton
£750,000.00

THE AREA'S LEADING ESTATE AGENCY



A handsome bay-fronted Victorian end terrace property boasting stylish accommodation over three floors of living accommodation which has been sympathetically restored by the current owners. Finished to a high standard throughout, the property boasts a wealth of period features and benefits from exceptionally spacious accommodation. The property measures a highly impressive 2268 SQ FT. Situated on a popular tree-lined cul-de-sac only moments from Chorlton Village. Easy access to all major transport links and a short

Property details

- A Stunning and Spacious Bay Fronted Victorian End Terrace Property
- Measuring an Impressive 2268 SQFT Over Four Floors
- Modern Fitted Dining Kitchen, Separate Sitting Room and Bay Fronted Living Room
- Four Good Sized Double Bedrooms and Two Stylish Bathrooms
- Delightful Rear Private Landscaped South Easterly Facing Garden
- Located Close to Chorlton Village, Excellent Transport Links and Situated on a Popular Residential Road



About this property

We are delighted to introduce this stunning example of a Victorian end terrace property which is sure to impress. The property internally offers a healthy 2268 sq ft over four floors with four double bedrooms, two of which are considerably larger than normal.

The ground floor comprises: a welcoming entrance hallway with stained glass door panels and original fitted cupboards to the rear, a good-sized front living room with attractive bay window with stained glass panels and feature fireplace, a spacious sitting room, and a utility room with a useful downstairs W/C. A modern fitted dining kitchen with French doors overlooking the rear garden completes the ground floor.

To the first floor there are three large double bedrooms and a superb three-piece family bathroom. The principle bedroom is located to the front of the property and benefits from a feature fireplace and stunning stained glass windows.

To the second floor, there is a further large double bedroom with a refitted stylish shower room and extensive storage, including a walk-through, full height cupboard.

The property also comes with useful cellar chambers which provide further access to the rear garden and could be converted (STPP).

Externally, access to the rear garden is via the side of the property. The private, landscaped south easterly-facing garden features a patio and decked area, ideal for entertaining and al fresco dining as well as a useful single garage with secure bicycle storage.











DIRECTIONS

M21 8UU

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

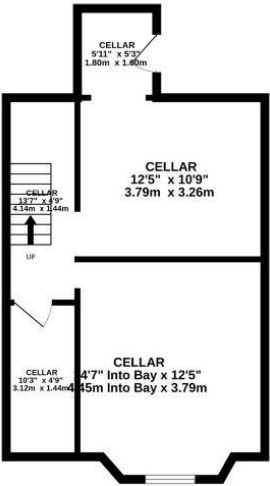
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

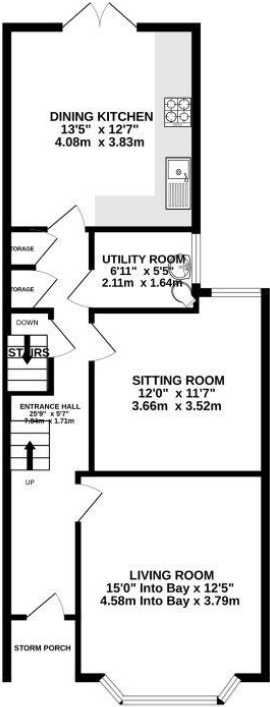
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

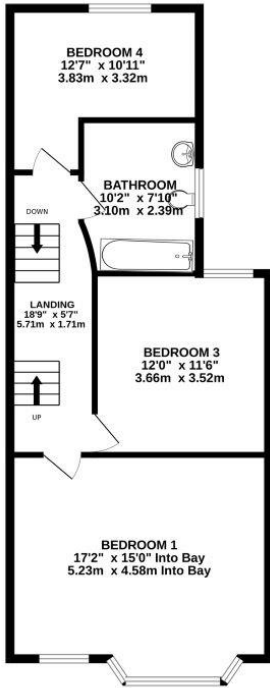
BASEMENT
451 sq.ft. (41.9 sq.m.) approx.



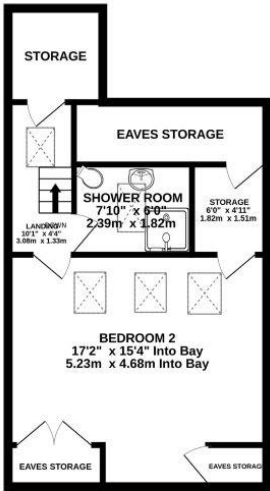
GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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