



**GASCOIGNE  
HALMAN**

Chelsfield Grove, Chorlton  
**£965,000.00**

THE AREA'S LEADING ESTATE AGENCY







An impressive six bedroom detached property, boasting an immaculate finish and high standard throughout. Measuring a highly impressive 1846 SQ FT over three floors. Having been extended and completely renovated throughout by the current owner, this property is sure to impress with the accommodation on offer. Located on a quiet cul-de-sac with a private landscaped garden and off-road parking for multiple vehicles with electric charging points. Offered to the market with No Vendor Chain.

## Property details

- An Impressive and Spacious Detached Property
- Recently Extended and Refurbished to a High Standard by the Current Owner
- Measuring an Impressive 1846 SQ FT
- Spectacular Modern Open Plan Living/Dining Family Kitchen
- Six Good Sized Bedrooms with an Impressive Principle Bedroom. Four Stylish Contemporary Bathroom Suites
- One Ground Floor Bedroom (Currently Gym Room/) With En-suite Wet Room
- Off Road Parking for Multiple Vehicles and a Landscaped Rear Private Garden
- Located on a quiet Cul De Sac but Close to Local Amenities and Excellent Transport Links, 3 Minutes from Metrolink Station
- Offered with No Vendor Chain
- Solar Panels With 2 Tesla Batteries. Custom Built Shed down the side of Property



## About this property

Internally the property comprises of a welcoming entrance hallway with useful storage cupboard. A South Facing bedroom with french doors and access to a contemporary wet room. A spectacular modern open plan living/dining family kitchen complete with quartz central island, an array of integrated appliances, attractive velux windows and stunning bifold doors overlooking the rear garden. This also benefits from Independent Air Conditioning unit (Hot and Cold)

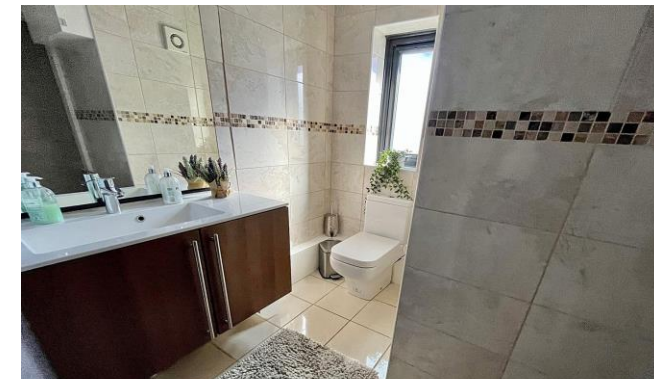
To the first floor you are greeted by a large reception room with three South facing windows with anthracite window blinds and air conditioning hot and cold unit. The principle bedroom occupies the rear of the first floor and benefits for a further air conditioning unit, built in wardrobes and bed side draws. A stylish three piece en-suite serves the primary bedroom.

To the second floor there are four good sized bedrooms, bedroom two benefits from an Jack and Jill style shower room. Bedroom three and four also benefit from a Jack and Jill style bathroom. Three of the Four bedrooms boasts hot and cold air conditioning units.

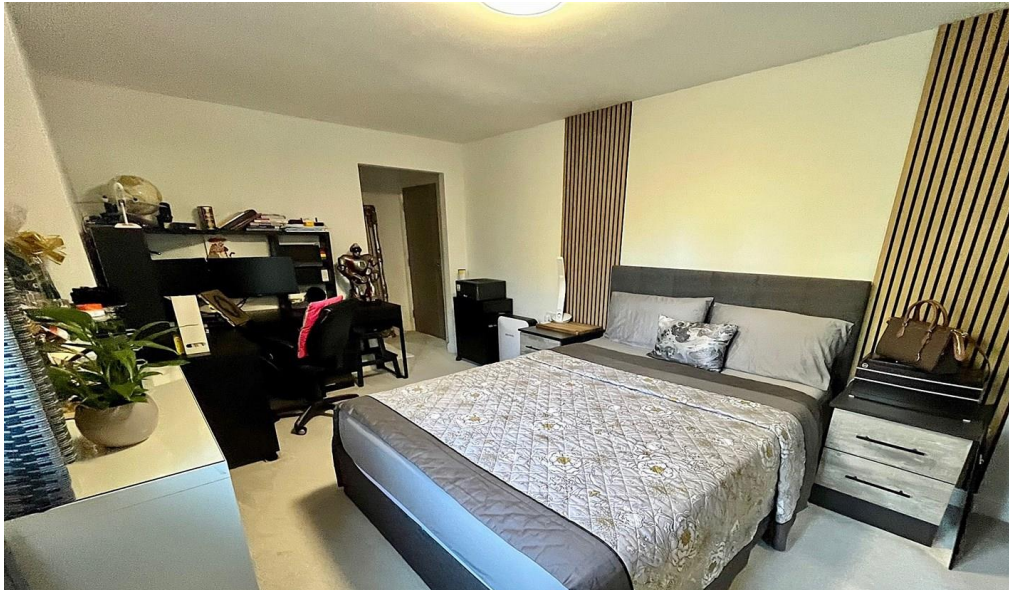
Externally there is off road parking for multiple vehicles to the front with an electric car charging points. Security Retractable Bollards and Future Proof Cabling Preinstalled for additional CCTV and Electric Gates. Secure gates provide access to both sides of the property to the rear garden. There is Storage via the Garden to a Custom Built Shed fully shelved with french door access at the side of the property. The rear boasts a private aspect with fenced boundaries and has been landscaped by the current owner.



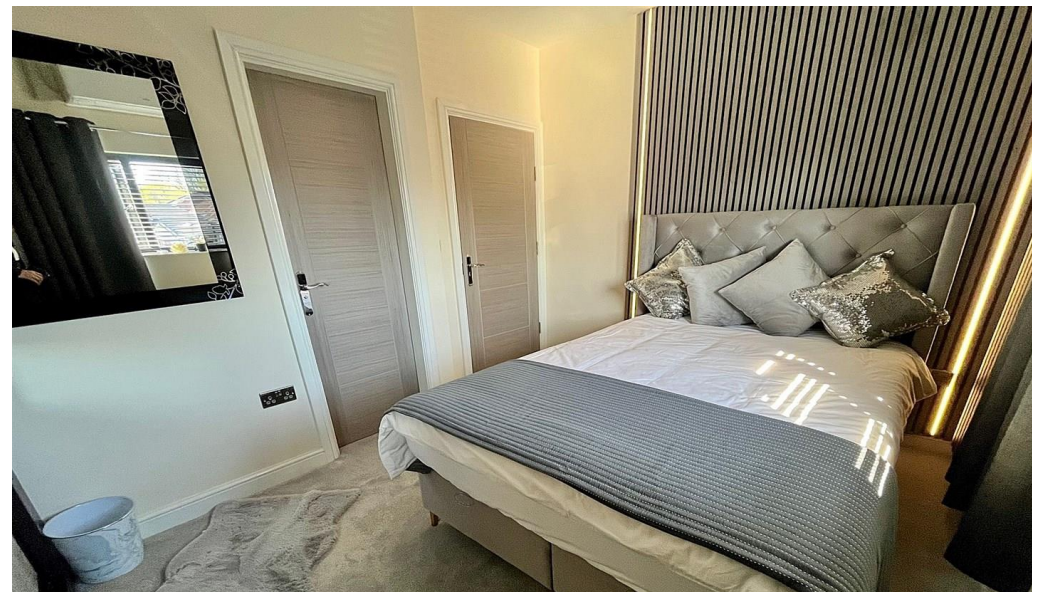




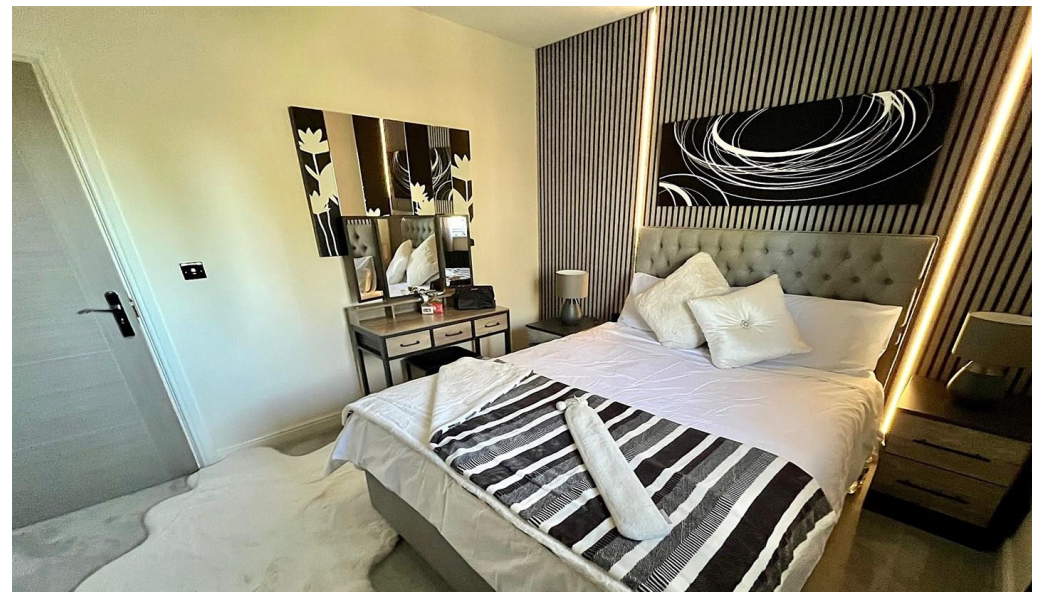
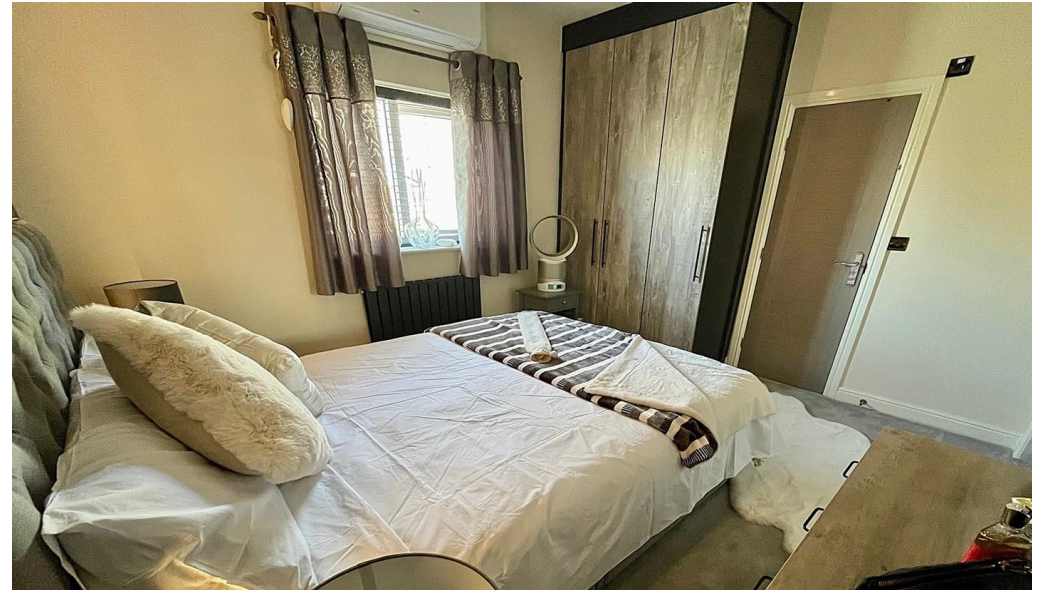




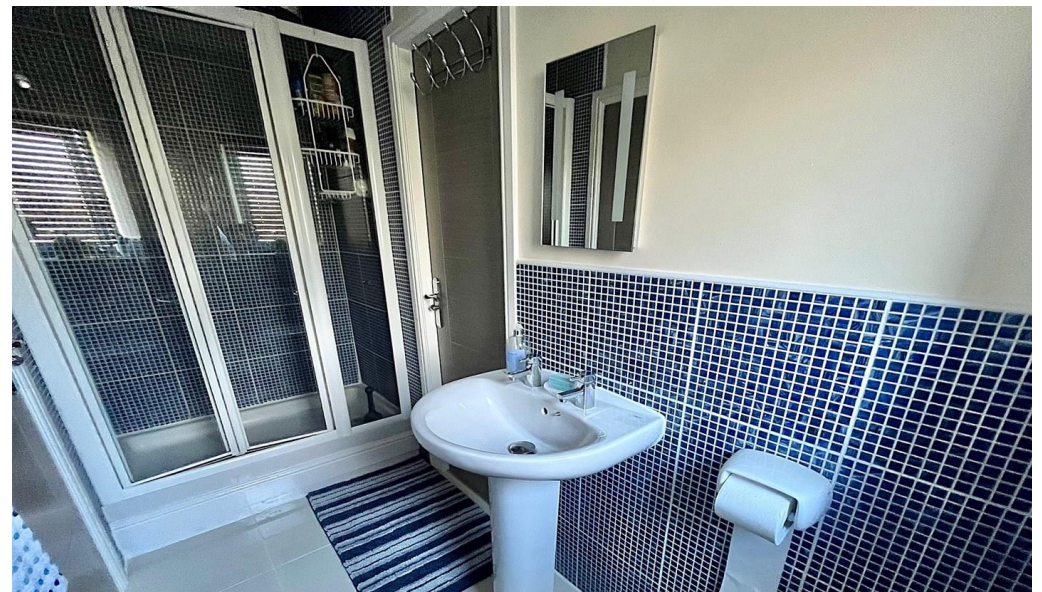


















## DIRECTIONS

M21 7BD

## COUNCIL TAX BAND

E

## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

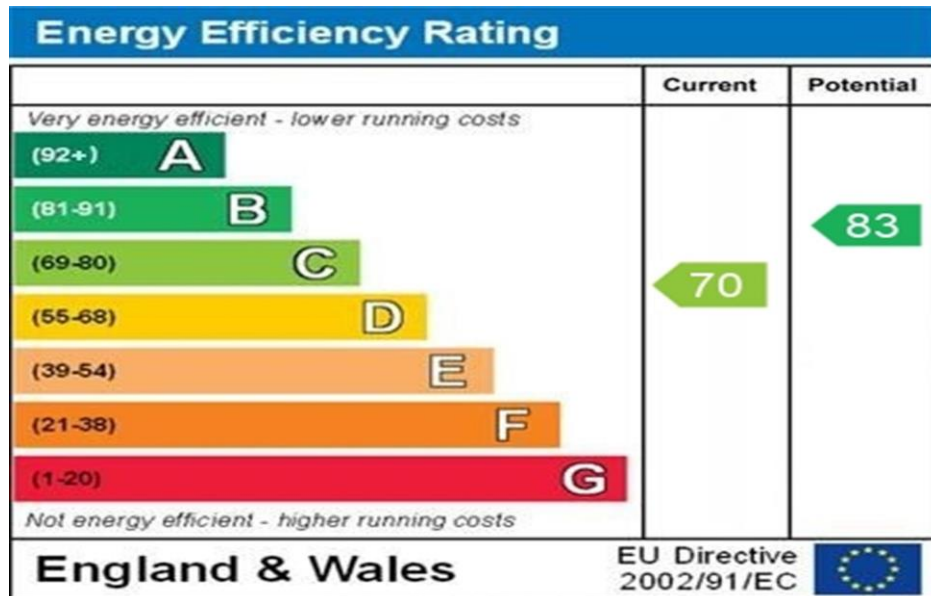
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## 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 the premises

## 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

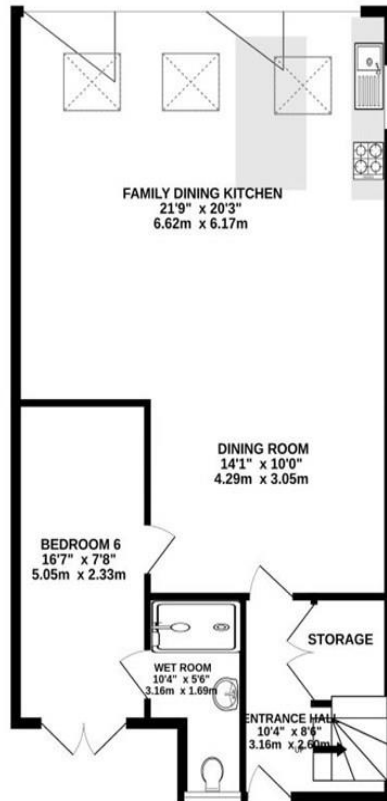
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

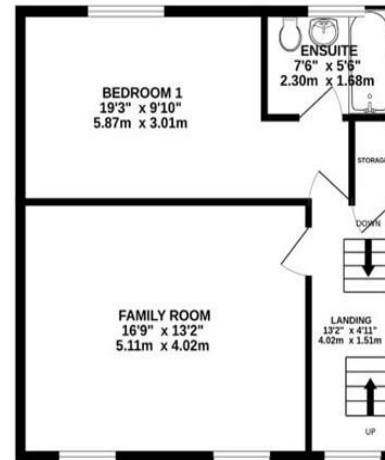
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



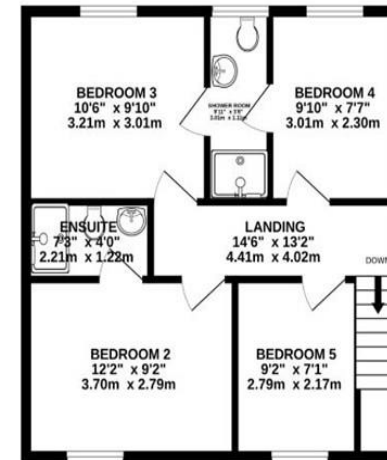
GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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