

Oban House, 2 Manchester Road, Chorlton, Manchester, M21 9JG



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ESTATE AGENTS





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**\*\*VIDEO TOUR AVAILABLE\*\*** A rare opportunity to purchase this attractive detached residence located in the heart of Chorlton. Occupying a corner plot is the setting of this EIGHT BEDROOM period detached home.

**IN NEED OF FULL RESTORATION. CASH BUYERS ONLY** due to historical structural issues.

This double fronted Edwardian property is situated in an excellent location, within walking distance of Chorlton centre, transport links on Wilbraham Road and the popular Beech Road with its array of Bars, shops, restaurants and parks.

The property has retained many original period features throughout including high ceilings, ceiling coving, picture railings and stands in a mature enclosed private plot.

In brief, the spacious accommodation consists of; a vestibule, an entrance hallway with stairs leading down to the storage cellars, a reception room with a bay window to the front aspect with a two-piece ensuite shower room, a dining room leading to the kitchen area, a lounge to the front aspect with a further two-piece ensuite shower room, a family room with views to the side aspect, a hallway with access out into the garden, a utility area, and a downstairs W.C completes the ground floor.

The first floor there is a landing leading to four double bedrooms, a fifth bedroom, bedroom three benefits from an ensuite, there is a two-piece family bathroom and a separate W.C.

Whilst the second-floor landing leads to further two double bedrooms.

The property also benefits from oil fired central heating, a driveway providing off road parking for several vehicles and enclosed secure mature lawned gardens with a wall enclosed garden to the rear aspect.

OFFERED WITH NO VENDOR CHAIN.

£695,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		7	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E





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