

16 Cranbourne Road, Chorlton, Manchester, M21 8AP



JP&Brimelow
ESTATE AGENTS



****VIDEO TOUR AVAILABLE**** This well presented, **FOUR DOUBLE BEDROOM**, bay fronted, Victorian semi-detached residence is situated in a central spot on a highly popular residential road off Barlow Moor Road.

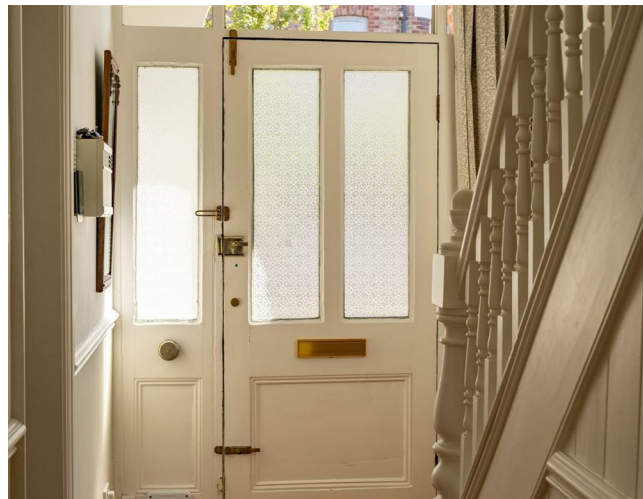
Within walking distance of bars, shops, delis and restaurants including local favourites such as San Juan and The Laundrette on Beech Road. Close by to good local schools, parks and the Metrolink station on Wilbraham Road, giving you direct access into Manchester City centre, Media City and Manchester international airport.

This residence offers a wealth of character and modern living space over four floors. The property consists of an entrance hallway, a lounge to the front aspect with bay window, original coving and picture railings adding character and charm along with a reclaimed iron fireplace and Victorian tiled hearth providing a homely feel to this spacious room. The basement and useful utility space can be accessed via the stairs off the entrance hallway. The contemporary fitted kitchen opens up to generous dining space with built in storage which leads out via steps down to the rear garden through French doors.

To the first floor the property offers a family shower room, two double bedrooms, one with built in storage and the master bedroom having the benefit of a dressing area creating ample storage space. The second floor reveals a landing, two further bedrooms, a three-piece bathroom and study area. Both bedrooms are of a generous size with original floorboards.


With the property being situated on the corner plot of the street it offers more rear garden space and allows extended hours of daylight. Another desirable feature is the off road parking for multiple cars.

£725,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: D



Chorlton & Didsbury Ltd
 430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
 Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
 E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



JP&Brimelow
 ESTATE AGENTS

NOTICE: J P & Brimelow Chorlton & Didsbury Ltd 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 the 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 JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows

