

385 Wilbraham Road, Chorlton, Manchester, M21 0UT



**JP&Brimelow**  
ESTATE AGENTS





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**\*\*VIDEO TOUR AVAILABLE\*\*** A rare opportunity to acquire this beautifully presented, FIVE BEDROOM, extended detached residence offering most substantial accommodation over three floors positioned on a highly desirable residential road.

This property has been tastefully refurbished by the current owners and now extends to over 2700 square feet. Located nearby to good primary & secondary schools, Alexandra Park and Whalley Range Tennis & Cricket Club are all nearby. Positioned in a highly sought-after location within walking distance to both Chorlton centre and the Metrolink station on Wilbraham Road.

The well-planned property comprises; impressive entrance hallway, a downstairs two-piece W.C., a family room to the front aspect, an impressive 23ft living room leading to a dining room with access out into the rear enclosed garden. A stunning fitted kitchen/breakfast room with Granite worktops and integrated Bosch appliances and a preparation kitchen to the front aspect completes the ground floor. The ground floor has under floor heating throughout with Marble flooring.

To the first floor reveals a spacious landing leading to four double bedrooms, master bedroom benefits from a dressing area and a three-piece ensuite bathroom with Porcelonsa tiles, bedroom two benefits from a three-piece ensuite shower room and a contemporary white four-piece family bathroom with under floor electric heating.

The second floor reveals a landing leading to a useful storage space and the fifth double bedroom benefitting from an ensuite white three-piece bathroom.

This immaculately presented property benefits from a low-level brick boundary wall with double gates leading to a block paved driveway providing off road parking for several vehicles. A detached brick garage with power and lighting. CCTV with an alarm system, warmed by a BAXI boiler providing gas fired central heating. To the rear aspect there is a good sized enclosed lawned garden.


£1,500,000







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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: F





JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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