

9 Napier Road, Chorlton, Manchester, M21 8AW



JP&Brimelow
ESTATE AGENTS



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*****VIDEO TOUR AVAILABLE***** A beautifully presented, FIVE DOUBLE BEDROOM, bay fronted, Victorian semi-detached residence. This delightful home here in Chorlton is situated in a central spot on a highly popular residential road off Barlow Moor Road.

The house, with its wealth of character throughout and period façade, offers modern living over four floors.

In brief, the accommodation comprises: on the Ground Floor, entrance hall with stripped and varnished flooring; access to the converted basement; a lounge to the front aspect with bay window, original cast iron fireplace feature, stripped and varnished floor boards and useful storage cupboard; a stylish fully fitted kitchen/ dining room with French doors leading out to the rear enclosed garden.

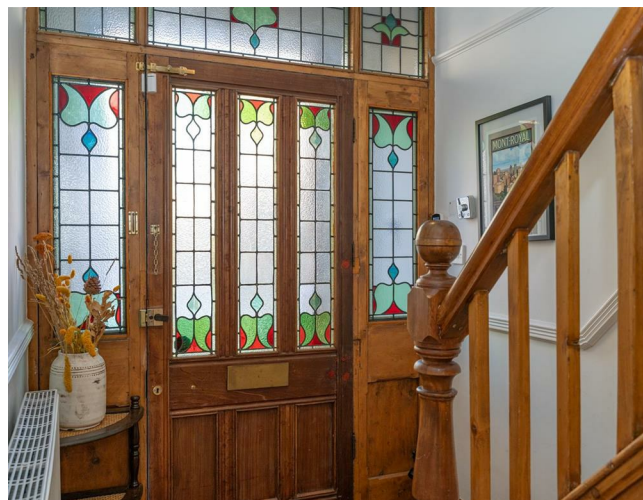
On the First Floor the landing reveals two good sized double bedrooms, both benefiting from built-in storage, stripped and varnished floor boards and cast-iron fireplaces, all adding to the charm of this stunning home; and a contemporary three-piece bathroom with roll-top bath and useful built in storage.

The Second Floor reveals a landing opening up to two further double bedrooms (one currently serves as an office) and a white four-piece bathroom.

A fully converted basement accessed from the entrance hall provides an additional double bedroom, family room, three-piece shower room, utility area and ample storage cupboards.


To the front aspect there is a gated block paved driveway and a brick-built boundary wall with decorative railings. Well stocked flower beds. To the side aspect there is a useful timber storage shed. To the rear aspect there is a south facing enclosed landscaped garden with raised planted flower beds and mature shrubs, with timber panelled fencing. A gravel path leads to a water feature and a paved patio ideal for outdoor dining.

£775,000



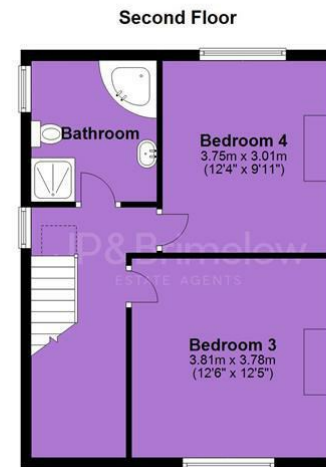
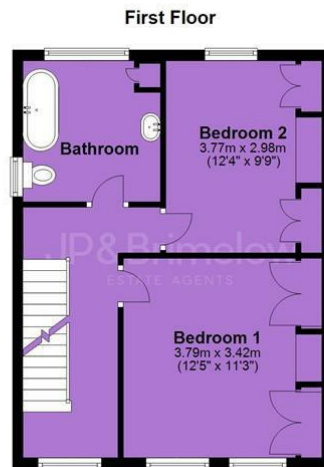
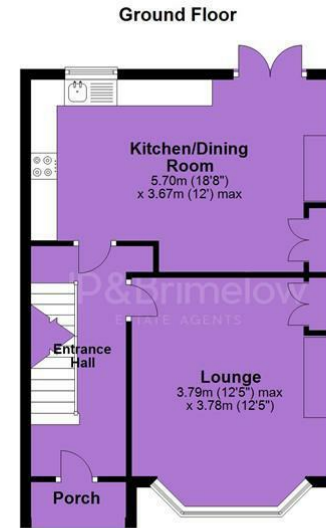
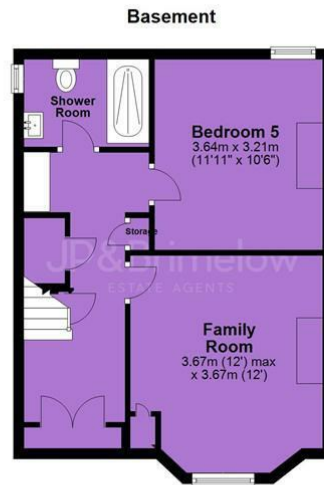


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		49	
(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



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