265 Withington Road, Chorlton, Manchester, M21 0ZA







VIDEO TOUR AVAILABLE A bay fronted FOUR BEDROOM bay fronted semi-detached family home. Located on a highly desirable residential road, off Wilbraham Road in Chorlton. The property is close by to both Whalley Range Tennis club and Cricket Club.

This well-planned property consists of; an entrance porch, a reception entrance hallway, a downstairs W.C, a lounge with a bay window to the front aspect, a family room opening out to the rear garden. A dining room and a fitted kitchen complete the ground floor.

On the first floor, you'll find four bedrooms, a fitted two- piece bathroom and a separate W.C.

The property also benefits from many features throughout such as picture railings, ceiling coving, a garage and a long driveway, providing ample offroad parking. A front garden and a good sized rear lawned garden.

Positioned close to transport links with the Metrolink stations on Wilbraham Road and St Werburgh's Road, providing easy access to a range of amenities in Manchester City centre; including theatres, museums and all the excitement of city life.

OFFERED WITH NO VENDOR CHAIN.















EPC Chart

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80)		68	0.0
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			





Tenure: Freehold Council Tax Band: D

Ground Floor First Floor Kitchen 3.25m x 2.75m (10'8" x 9') **Family Bedroom 4** 2.69m x 2.60m Room (8'10" x 8'6") 5.01m x 3.62m Bedroom 2 (16'5" x 11'10") 3.98m x 3.62m (13'1" x 11'10") WC Dining Room 3.29m x 2.75m (10'10" x 9') Bathroom Landing **Entrance** Hall 3.16m x 1.89m (10'4" x 6'2") Lounge Bedroom 1 Bedroom 3 5.03m (16'6") max into bay x 3.62m (11'11") 5.05m (16'7") max into bay x 3.62m (11'11") 3.56m (11'8") max x 2.65m (8'8")

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