

12 Chatham Road, Old Trafford, Trafford, M16 0DR



JP&Brimelow
ESTATE AGENTS



4 1 3 E

*****VIDEO TOUR AVAILABLE***** A rare opportunity to purchase this attractive **FOUR BEDROOM** Edwardian, detached residence. This double bay fronted home offers sizable living quarters and a superb South facing, extensively landscaped large garden.

Within walking distance to Manchester Road in Chorlton with a selection of all local amenities including restaurants, delis, and shops as well as the well-known Unicorn grocery. The Hilary Step Bar and independent shops are all located close by on Upper Chorlton Road. The local amenities of Chorlton are a short walk away with a selection of independent shops including Out of blue fishmongers and Chorlton cheese mongers on Wilbraham Road.

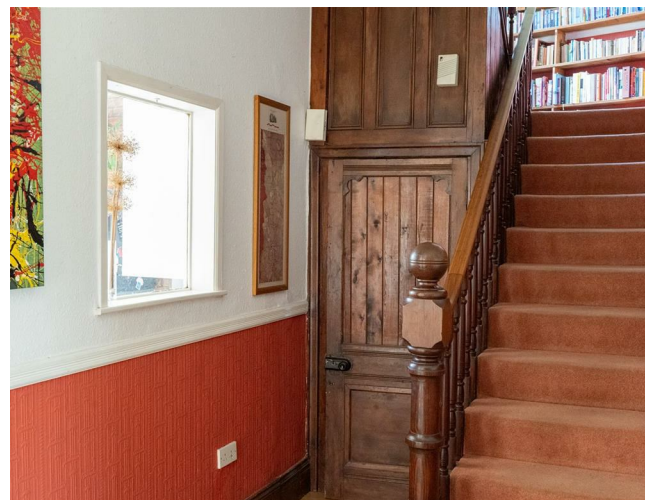
In brief, this remarkable and well-planned accommodation comprises of; A porch, a reception hallway, a utility room with access into the chamber cellars, a lounge with a bay window to the front aspect, a dining room with a box bay window to the front aspect and an impressive fitted kitchen/dining/family room to the ground floor with access into the stunning rear gardens.

To the first floor there is a landing leading to four double bedrooms, a beautifully fitted three-piece family bathroom suite and a separate W.C. Whilst the second floor reveals a nursery/study to complete this fantastic home.

The property retains a host of original features such as stained and leaded windows, partially double glazed, high ceilings with coving, picture rails, feature fire places and useful chamber cellars. The property also benefits from gas fired central heating, a large driveway leading to a useful garage with access out into the rear impressive enclosed lawned garden.


OFFERED WITH NO VENDOR CHAIN. This property is one not to be missed.

£985,000



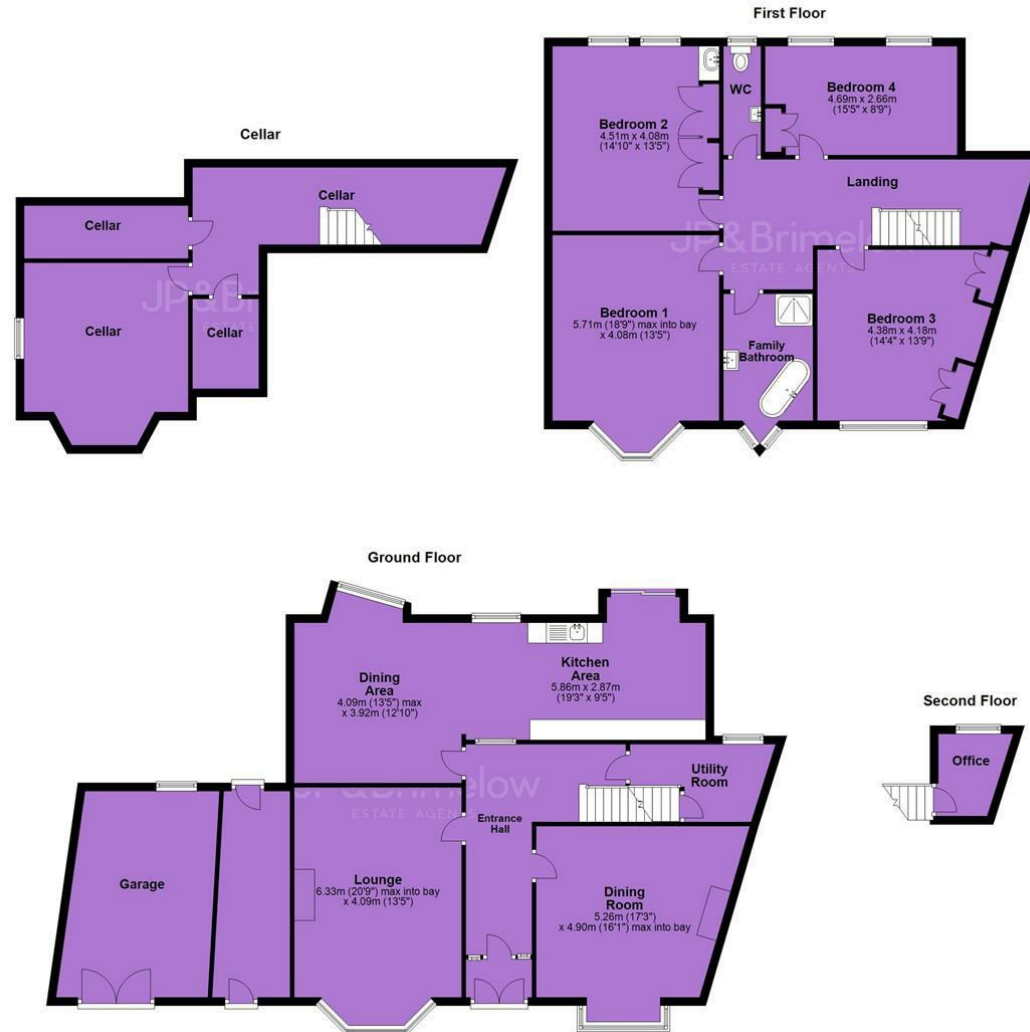


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Leasehold Council Tax Band: E



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