

11 Chandos Road, Chorlton, Manchester, M21 0SS



**JP&Brimelow**  
ESTATE AGENTS



 5  3  3  D

**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** An impressive Edwardian semi-detached property boasting FIVE DOUBLE BEDROOMS, generously spacious interiors, and a striking bay front. Positioned on a highly sought-after tree-lined cul-de-sac residential road in Chorlton.

Just a stroll away from Chorlton's vibrant centre, this property enjoys a plethora of independent shops and local amenities, excellent primary schools, and nearby parks. Additionally, the Metro link on Wilbraham Road provides direct access to the city centre and Media City.

The well-planned accommodation comprises of; an entrance hallway, a dining room with a bay window to the front aspect, a lounge to the rear, a fitted kitchen with access into the rear enclosed lawned garden and a downstairs W.C completes the ground floor.

Whilst to the to the first floor there are three well-proportioned double bedrooms, the master bedroom benefits from a three-piece en-suite shower room and there is a further three-piece bathroom. To the second floor there is a landing leading to two further double bedrooms.


The property is beautifully presented with wonderful original features, offering a wealth of charm and character throughout. The property boasts gas-fired central heating, three practical chamber cellars, off road parking to the front aspect and an attractive lawned garden to the rear aspect.

£875,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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: D



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