

34 Corkland Road, Chorlton, Manchester, M21 8XA



JP&Brimelow
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*****VIDEO TOUR AVAILABLE***** A stylishly presented and impressive bay fronted home, providing fantastic family accommodation in a central Chorlton location. This beautiful **FOUR DOUBLE BEDROOM** residence offers living accommodation over three floors including converted chamber cellars. Offering a wealth of charm and character throughout and boasting over 1300 sq ft.

Entry is at ground level, through an impressive entrance hallway with stained and leaded glazing and stripped and varnished floor boards. There is a lounge to the front aspect with a bay window and a stunning fireplace with a log burner with an attractive surround and hearth. Access to converted cellars. A dining room with solid oak wooden flooring and viewings into the rear enclosed garden. A fitted kitchen/breakfast room with attractive worktops with French doors giving you access into the rear enclosed lawned garden completes the ground floor.

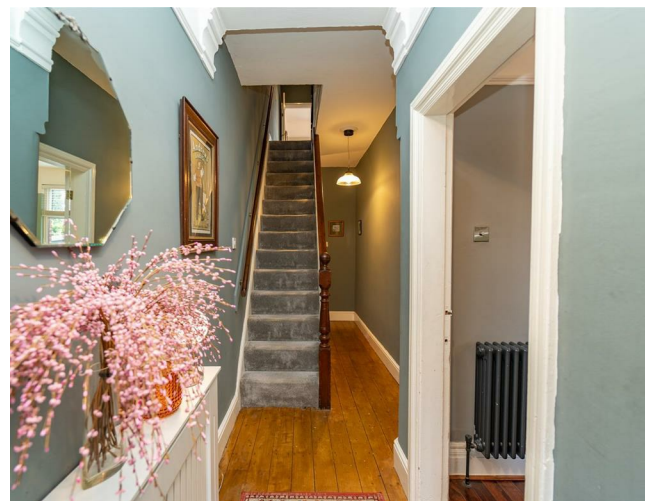
Stairs leading to the first-floor landing that provides access to three double bedrooms and a contemporary fitted four-piece white bathroom suite.

The converted basement comprises a hallway leading to a fourth double bedroom and a three-piece white shower room.

Further features throughout the property, an alarm system, featuring high ceilings, original corning and many period features picture rails, warmed by a gas fired central heating, a block paved driveway providing off road parking for three vehicles, to the front aspect with a well planted flowerbed. The rear enclosed walled garden is mainly laid to with lawn, well-established flowerbeds with a patio terrace ideal for a table and chairs.


The excellent Chorlton Park is a ten-minute walk away, as well as Beech Road with its bars and restaurants. Good primary and secondary schools are all nearby, the Metro link station on Wilbraham Road giving you direct access into city life and Beech Road is a fifteen-minute walk with its selection of shops/bars/cafes and restaurants.

£745,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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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