

15 Cranbourne Road, Chorlton, Manchester, M21 8AP



**JP & Brimelow**  
ESTATE AGENTS



 4  1  2  E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and attractive FOUR DOUBLE BEDROOM, bay fronted home. This Victorian, semi-detached residence is situated in a central spot, on a highly popular residential tree lined road off Barlow Moor Road.

Within walking distance of bars, shops, delis and restaurants including local favourites such as San Juan and The Laundrette on Beech Road. Close by to good local schools, parks and the Metrolink station on Wilbraham Road, giving you direct access into Manchester City centre, Media City and Manchester international airport.

This residence offers a wealth of character over four floors. The property consists of an entrance hallway, a through lounge/dining room and a kitchen to the ground floor with access into the rear enclosed lawned garden.

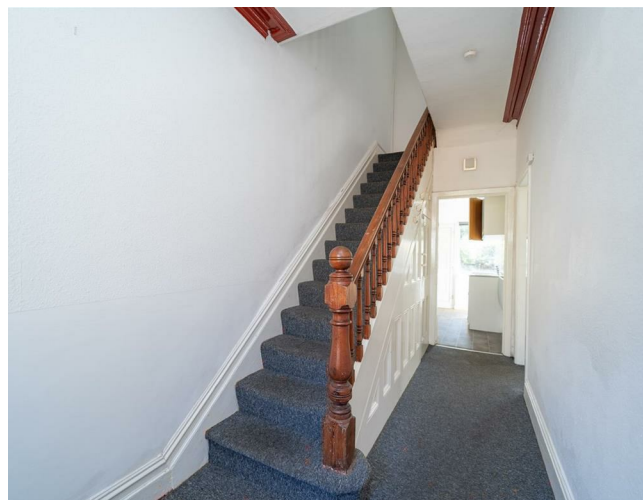
To the first floor there is a landing leading to two double bedrooms and a white three-piece shower room.

Whilst the second floor reveals a landing leading to a further two double bedrooms and a two-piece W.C.

The property benefits from high ceilings, ceiling coving, a useful chamber cellar providing storage space, front and rear enclosed lawned South facing garden.


OFFERED WITH NO VENDOR CHAIN.

£545,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</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: C



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