

54 Brundretts Road, Chorlton, Manchester, M21 9DE



**JP & Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & truly impressive SIX BEDROOM, period, semi-detached property. Situated off High Lane in the heart of Chorlton. Offering easy access to the vibrant amenities such as independent shops, lively bars and restaurants both in Chorlton and on Beech Road. The property sits in a prime location within a bustling and sought-after area.

The property has undergone extensive refurbishment by the current owners, presenting a stylish and contemporary interior.

The ground floor consists of an inviting entrance hallway which allows access down into the useful converted basement. To the ground floor there is a beautiful through lounge/dining area featuring a large box bay window to the front aspect. There is an impressive modern fitted kitchen providing a fabulous entertaining space which has views and access out into the rear garden via patio doors, seamlessly integrating indoor and outdoor spaces.

Spread across four floors, the property offers a total of six bedrooms. The first-floor hosts three generously sized bedrooms, accompanied by a modern fitted three-piece bathroom suite. The second floor reveals three additional bedrooms and another tastefully decorated three-piece shower room.

A standout feature is the converted cellar area, providing additional living space including a utility room, and a WC.

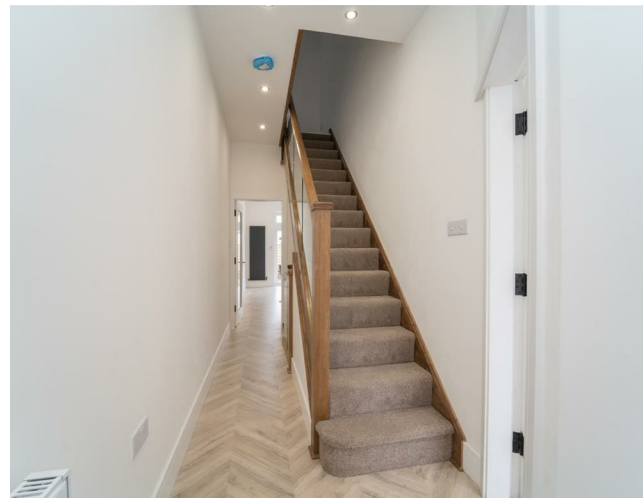
The property boasts an alarm system, CCTV, high ceilings throughout and stylish décor adding to its overall elegance and charm.

Featuring a front garden with planted shrubs, enhancing its curb appeal, while the rear has an enclosed lawned garden, providing a private outdoor area.

OFFERED WITH NO VENDOR CHAIN.


£825,000







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</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: C



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