

3 Ellesmere Road South, Chorlton, Manchester, M21 0TE



JP&Brimelow
ESTATE AGENTS



4 2 2 E

VIDEO TOUR AVAILABLE An impressive Edwardian semi-detached property boasting FOUR DOUBLE BEDROOMS, generously spacious interiors, and a striking bay front. Positioned on a highly sought-after tree-lined residential road in Chorlton off Wilbraham Road.

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 Metrolink station on Wilbraham Road provides direct access to the city centre, Manchester International Airport and Media City.

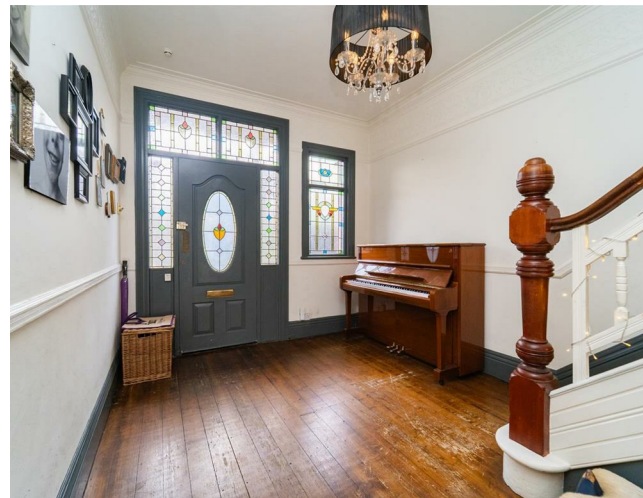
The well-planned accommodation comprises; a reception hallway with access to the chamber cellars, a lounge to the front aspect with a stunning bay window with stained and leaded glazing. An opening to a dining room with a beautiful open fireplace and crittal double glazed French doors leading out into the rear garden and the ground floor is completed with this stunning bespoke fitted kitchen with a Quooker hot water tap, Siemens appliances and a breakfast island.

Whilst to the to the first floor there is a landing leading to four well-proportioned double bedrooms, bedroom two benefits from a two-piece en-suite shower room and there is a fitted three-piece family bathroom with a roll top cast iron bath.

The property is beautifully presented with wonderful original features, offering a wealth of charm and character throughout. The property boasts gas-fired central heating, chamber cellars ideal for further development, and an attractive garden to the rear aspect with raised paved patios.

Ideal for a growing family due to the space available and further potential to extend subject to planning permission.

£875,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	51
(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



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

