

11 Chandos Road South, Chorlton, Manchester, M21 0TH



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ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Located on a highly desirable road in Chorlton, this attractive bay fronted residence has an extended ground floor creating space throughout. A fantastic example of a Edwardian semi-detached home found on a quiet and leafy residential road, within the Conservation Area.

The period facade remains, while the interior has been transformed and offers accommodation including over four floors.

Entry is at ground level, with a porch, an entrance reception hallway with stairs leading to all floors, a lounge with a bay window to the front aspect, a dining room to the rear, a downstairs W.C and a fitted and extended kitchen/breakfast room with access into the enclosed garden, completing the ground floor.

Stairs leading to the first-floor landing providing access to three double bedrooms and a modern white three-piece family bathroom.

Whilst the second floor reveals a landing leading to two further double bedrooms.

The basement level includes a hallway, another double bedroom, a four-piece bathroom, a lounge and a fitted kitchen area finishing this fabulous family home.

Features throughout the property include; warmed by gas fired central heating, stained and leaded glazing, high ceilings, ceiling coving and picture rails. A paved driveway provides parking to the front aspect. To the side there are double timber gates leading to the rear enclosed lawned garden which is private and screened by well-established flower beds.

The excellent Chorlton Park is at the bottom of St Werburgh's Road, Chorlton Park Primary School and Chorlton High School are all on your doorstep and the cafes and bars for which Chorlton is loved by so many, are a ten-minute walk away on Barlow Moor Road.

£900,000










## 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>	69	78
(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: D



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