

45 St Werburghs Road, Chorlton, Manchester, M21 0UN



JP&Brimelow
ESTATE AGENTS



 6  4  3  D

VIDEO TOUR AVAILABLE A SIX DOUBLE BEDROOM, fully refurbished Edwardian, detached family home with a modern and contemporary-style throughout with approximately 4300 sq ft of accommodation over three floors including the detached double garage with the highest standard of fittings throughout.

Located in a popular residential location here in Chorlton. Situated within a ten-minute walk of the popular bars/restaurants/café on Beech Road, Chorlton Park, Chorlton Park Primary School / secondary schools nearby and the Metrolink Station on St Werburghs Road giving you direct access into the City Centre/Media City and Manchester International Airport.

A truly stunning and spacious SIX DOUBLE BEDROOMED/FOUR BATH, bay fronted detached property with accommodation spread over three floors including converted cellars. (The basement has the potential to be a self-contained one bed apartment with its own entrance) A beautifully fitted 'Siematic' kitchen and appliances are Siemens with silestone worktops, double glazed throughout, an alarm system, Duravit' sanitary ware with 'Hansgrohe' taps, fitted carpets throughout with a contemporary yet neutral décor. The well-planned accommodation comprises; porch, reception/entrance hallway, lounge with a bay window to the front aspect, downstairs W.C/cloakroom, play room, an impressive open plan, fully fitted kitchen/family/dining room with bi-folding doors out onto a raised decked patio terrace, a rear porch, a utility room to the ground floor and access down into the converted cellars.

To the first floor are five bedrooms, master bedroom benefits from an en-suite four-piece en-suite bathroom and there is a further four-piece family bathroom, the second bedroom benefits from a three-piece ensuite shower room.

The converted chamber cellars reveal a cinema room/bedroom six, three-piece shower room, a boiler room and five additional storage chamber cellars. CCTV is installed.

OFFERED WITH NO ONWARD CHAIN.

£1,425,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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: E



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

