

31 St. Werburghs Road, Chorlton, Manchester, M21 0TL



JP&Brimelow
ESTATE AGENTS



3 1 2 E

VIDEO TOUR AVAILABLE 'Liebestraume' – Dreams of love. A truly impressive detached premium residence occupying a very large plot located on a sought-after central Chorlton road. Homes of this calibre very rarely grace the open market, owned by our clients since 1979, this represents a one-off opportunity for private buyers and developers. Offering huge scope for redevelopment with potential for multiple dwellings (subject to necessary permissions). Boasting grand proportions throughout, this cherished property must be seen to be fully appreciated.

A short stroll into the centre of Chorlton with all of its independent restaurants, shops and bars. Close to The Barbakan Delicatessen and The Unicorn Grocery store on Manchester Road. The Metrolink Station on Wilbraham Road gives you direct access into Manchester city centre, Manchester International Airport and Media city.

The property is full of character and charm throughout and consists of; a porch area, an inviting entrance hall, three well-proportioned bedrooms, all benefiting from built in wardrobes. Bedroom two has stairs leading up to the loft room which is currently a play room. There is a white three-piece bathroom suite, a separate W.C, a generously sized lounge sits to the rear aspect with views into the rear enclosed garden, a fitted kitchen leading out to a covered terraced area, a delightful sun room completes this fabulous home.

The property benefits from gas fired central heating, large rooms and high ceilings throughout, a driveway providing off road parking for multiple vehicles, two garages, and an extensive rear garden complete with covered swimming pool.

OFFERED WITH NO VENDOR CHAIN.

£895,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

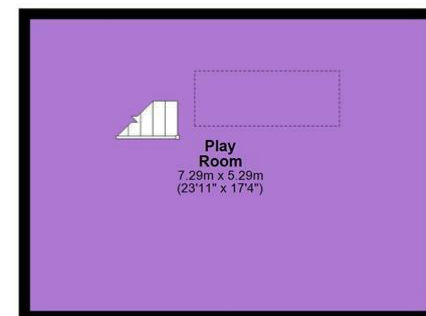


Tenure: Freehold Council Tax Band: D

Ground Floor



First Floor



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

