

92 St. Werburghs Road, Chorlton, Manchester, M21 0UL





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A deceptively spacious, bay fronted FOUR DOUBLE BEDROOM semi-detached home, ideally positioned off Wilbraham Road on this highly regarded, tree-lined residential road.

Perfectly located in a sought-after area of Chorlton, within easy reach of the Metrolink station on Wilbraham Road. A short walk takes you into the heart of Chorlton, with its array of independent restaurants, shops, and bars. Nearby to the Unicorn Grocery on Manchester Road. The Metrolink provides direct access to Manchester city centre, Manchester International Airport, and Media City.

In brief, the well-designed accommodation comprises an entrance hallway with an under stairs W.C., a lounge featuring two bay windows to the front, and a dining room that leads to a three-piece downstairs shower room. The ground floor is completed by a fully fitted kitchen opening into a bright rear sunroom, offering views of and access to the garden.

To the first floor there is a landing leading to four double bedrooms, a three-piece shower room and a further three-piece family bathroom completing this delightful family home.

The property benefits from gas-fired central heating, useful storage cellars and a driveway offering convenient off-road parking for multiple vehicles. The driveway extends to the side, leading to a detached garage, while the rear boasts a generous lawned garden with a patio area.

£750,000





## 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>                            | 75                                                                                                          | 82        |
| (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: E



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