

8 St. Clements Road, Chorlton Green, Manchester, M21 9HU



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Situated in the heart of Chorlton Green, this THREE BEDROOM semi-detached home has been beautifully extended to offer spacious living throughout, perfectly positioned on the quiet and leafy St. Clement's Road.

Stepping through the front porch of this light and airy home into the entrance hallway, you'll find a dining room with a bay window to the front. The lounge opens into a sunroom that leads onto a cosy, secluded patio. At the rear, the extended modern kitchen is fully fitted and enjoys views and access to the garden. A downstairs W.C completes this floor.

Walking upstairs the landing reveals three bedrooms, the master benefitting from a bay window flooding the room with natural light. A three-piece shower room can also be found on this floor.

Features throughout the property include; Ceiling coving, picture railings, high ceilings, warmed by gas fired central heating, a large driveway and a wooden workshop to the rear, currently used as a glass studio, with ample storage shelves and a work bench.

With Chorlton Nature Reserve at the end of the road and both Brookburn and Chorlton C of E Primary Schools just a short stroll away, this location is ideal for families. The vibrant cafés and bars that make Chorlton Green so popular are only a five-minute walk away on Beech Road.

An impressive home in a prime Chorlton Green location. Early viewing is highly recommended.

£725,000





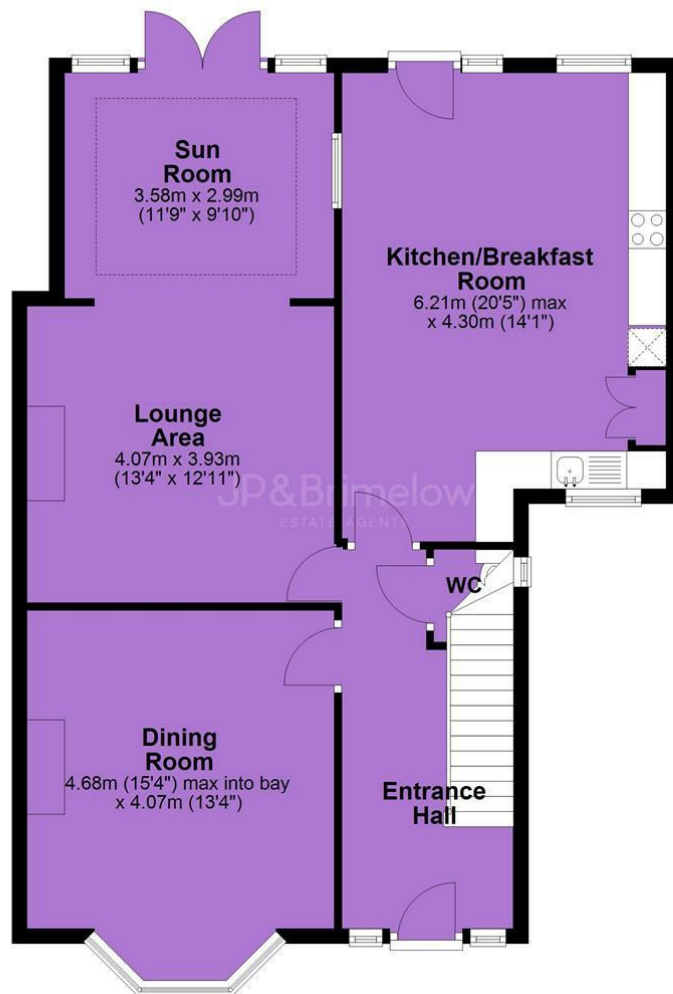
## EPC Chart

| 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                                                                                                          | 80        |
| (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  |           |

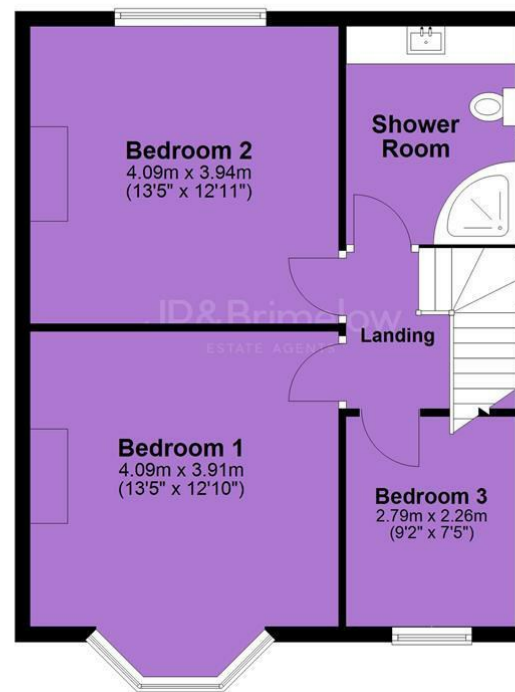


Tenure: Freehold Council Tax Band: D

## Ground Floor



## First Floor



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