

32 Brundretts Road, Chorlton, Manchester, M21 9DB



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*****VIDEO TOUR AVAILABLE***** This impressive bay-fronted, period end-terrace home features **THREE GENEROUS DOUBLE BEDROOMS** and stylishly presented accommodation spanning four floors.

Ideally positioned just off Wilbraham Road in the heart of Chorlton, this property enjoys a highly sought-after central location. A wide range of independent shops, cafés, bars and restaurants on Beech Road are within easy walking distance, along with the beautiful Chorlton Nature Reserve, Beech Road Park, the Metrolink station on Wilbraham Road, and a selection of highly regarded primary schools.

The well-planned accommodation comprises an entrance hall, a spacious bay-fronted lounge, and an open-plan dining area that flows seamlessly into a stunning fitted kitchen/breakfast room complete with butcher block worktops and a breakfast island. Direct access via bi-folding doors to the enclosed rear lawned garden.

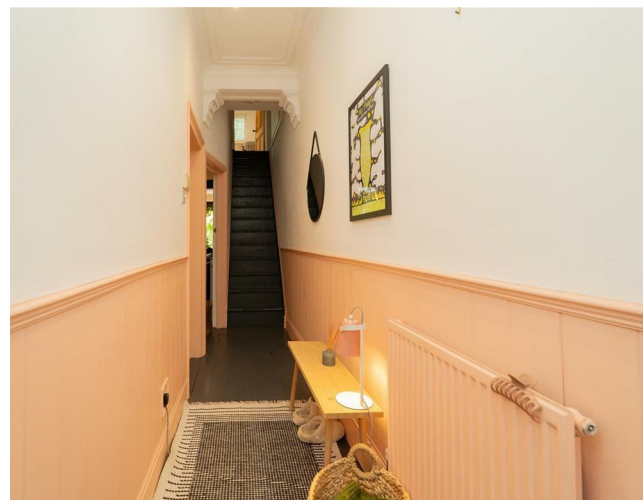
Stairs lead down to the basement level which houses a practical utility room and a useful W.C.

To the first floor there are two good-sized double bedrooms and an impressive four-piece bathroom.

The second floor reveals a landing leading to a sizable double bedroom and a three-piece modern en-suite shower room.

Further benefits of this attractive home include high ceilings, stripped wooden floor boards, gas-fired central heating, solar panels, and enclosed gardens to both the front and rear. Ideally suited to a professional couple or family, thanks to its highly desirable location and generous living space, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

£695,000





EPC Chart

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



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