



**GASCOIGNE
HALMAN**

Brundretts Road, Chorlton
£675,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented, bay fronted period semi detached property which is located in the heart of Chorlton Village and only moments away from local amenities and excellent transport links. The property measures a highly impressive 1964 SQ FT over four floors and boasts an abundance of features throughout. Offering five large double bedrooms, two contemporary bathroom suites, two good sized reception rooms, modern fitted kitchen, Utility room and cellar. The property also benefits from a South Westerly facing private garden. Offered to the market with No Vendor Chain. Early viewing is highly recommended.

Property details

- A Spacious and Well Presented, Period Semi Detached Property
- Located Only Moments from Chorlton Village and Excellent Transport Links
- Measuring a Highly Impressive 1964 SQ FT Over Four Floors
- Two Large Reception Rooms and a Modern Fitted Kitchen
- Five Good Sized Double Bedrooms and Two Contemporary Bathroom Suites
- South Westerly Facing Garden
- Useful Cellars with potential to Convert (STPP)
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of a welcoming entrance hallway and a bay fronted living room with attractive stain glass windows. The ground floor also benefits from a modern fitted kitchen which provides access to the rear garden. A further spacious reception room, currently used as a bedroom, completes the ground floor. To the end of the hallway there are stairs to the lower ground floor which contains useful cellars which provide a utility room, excellent storage space and also offer potential for conversion (STPP).

To the first floor are three good sized double bedrooms, including an especially large main bedroom at the front of the house that enjoys an abundance of natural light. A stylish new three-piece bathroom suite serves all three bedrooms.

To the second floor there are two further bedrooms, both benefiting from attractive velux windows that create light and airy spaces which could also be used as office or study space. A generous three-piece bathroom suite serves both bedrooms.

Externally to the front there is a gated and walled entrance. To the rear of the property there is a south west facing private lawned garden with fenced boundaries which is perfect for entertaining.

Offered to the market with no vendor chain, this property offers a fantastic opportunity for growing families to create a family home with excellent future potential.

Chorlton is a popular location due to its vibrant, friendly community known for its excellent range of independent shops, cafes, bars and restaurants while catering for everyday shopping needs. The area also benefits from excellent metro and bus links to Manchester City centre, Manchester Airport and the national motorway network along nearby Princess Road. Chorlton Water Park, running along the River Mersey is close by and popular with residents as is Chorlton Green.

The area is further enhanced by a good selection of schools and recreational facilities.













DIRECTIONS

M21 9DE

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

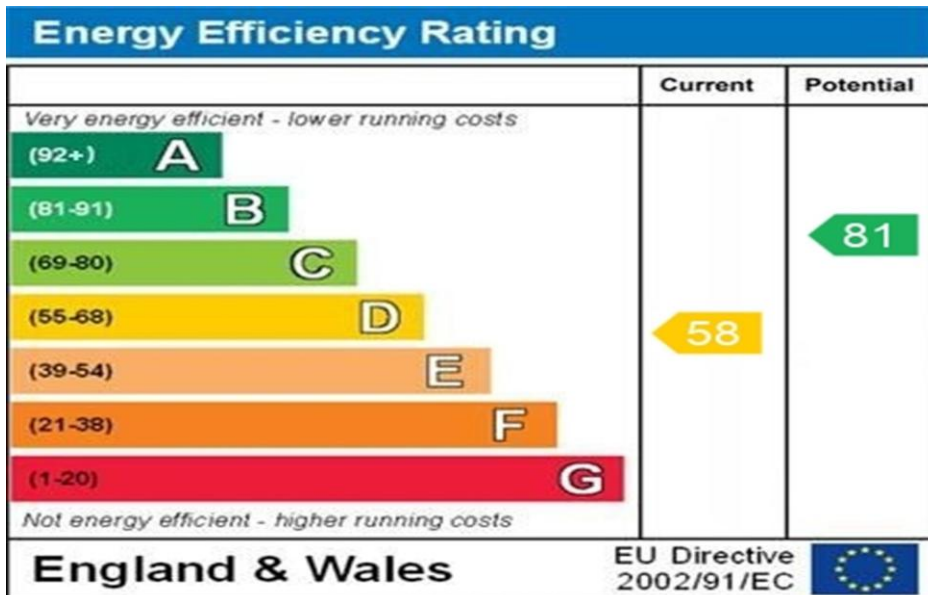
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

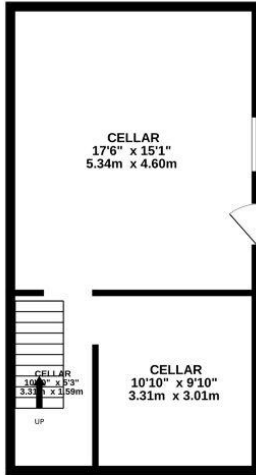
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

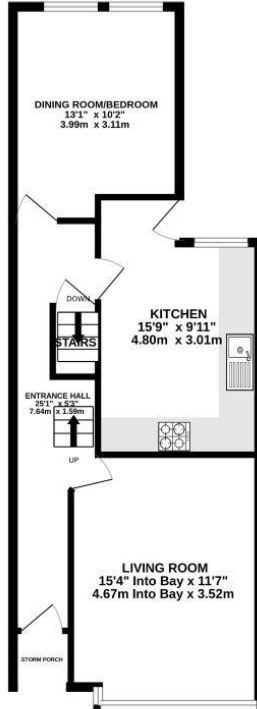
No

NOTICE Gascoigne Halman 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 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 Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

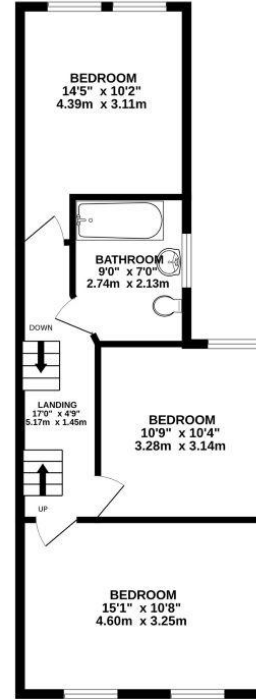
BASEMENT
428 sq.ft. (39.8 sq.m.) approx.



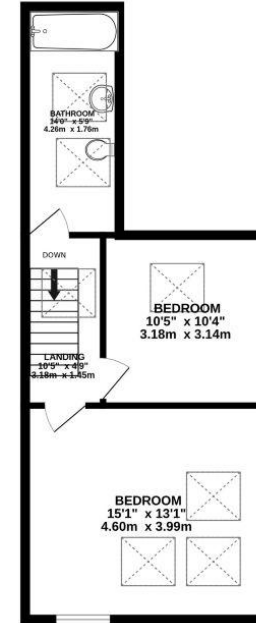
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

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