112 Nicolas Road, Chorlton, Manchester, M21 9LT





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VIDEO TOUR AVAILABLE A charming and beautifully presented FOUR DOUBLE BEDROOM SEMI-DETACHED PERIOD PROPERTY, occupying a sought-after position on one of Chorlton's most desirable roads, just off Oswald Road.

This attractive bay-fronted home combines characterful period features with spacious, modern family living. Ideally located within easy walking distance of Chorlton centre, residents can enjoy a fantastic selection of independent shops, cafés, bars and restaurants, alongside excellent transport links providing convenient access to Manchester city centre and beyond. A number of Ofsted-rated primary schools are also within walking distance, while the popular Longford Park and vibrant Beech Road are right on the doorstep.

The property has been thoughtfully extended to create generous and versatile accommodation arranged over three floors. In brief, the ground floor comprises a welcoming entrance hallway, a delightful front-facing lounge featuring an attractive bay window, a convenient utility room with WC, and an impressive open-plan kitchen and dining room. This superb space forms the heart of the home, featuring a central breakfast island, integrated appliances and views over, with direct access to, the enclosed rear garden.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, two of which benefit from built-in wardrobes. A contemporary four-piece family bathroom suite completes this level.
The second floor reveals a further generous double bedroom, complemented by an en-suite shower room and useful eaves storage.

Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden. Further benefits include gas-fired central heating, high ceilings and an abundance of period features throughout. Combining timeless character, generous living space and an enviable Chorlton location.

£700,000







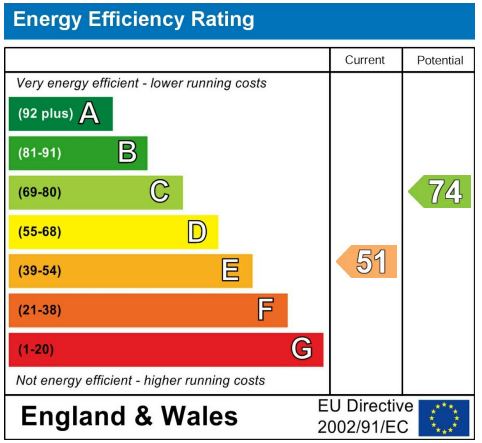








EPC Chart

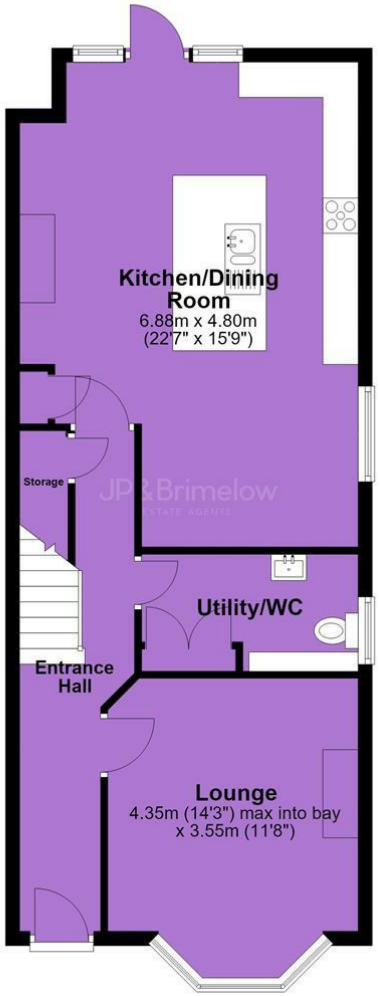






Tenure: **Freehold** Council Tax Band: **C**

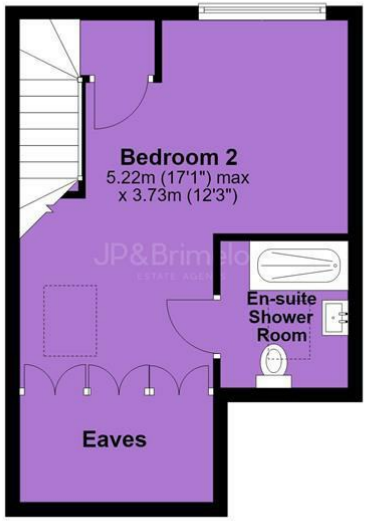
Ground Floor



First Floor



Second Floor



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