

2 Napier Road, Chorlton, Manchester, M21 8AW



**JP&Brimelow**  
ESTATE AGENTS



4 2 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming and immaculately presented , FOUR DOUBLE BEDROOM, semi-detached, period property. This imposing home is located on a highly regarded residential road here in Chorlton, off Barlow moor road.

Within easy walking distance to all the independent shops, bars and restaurants, as well as Beech Road Park, Chorlton Nature Reserve, Chorlton centre amenities and fantastic primary schools nearby.

Offering a wealth of character and modern living measuring 1,745sq ft over four floors, with a fully converted basement providing a family room, sitting room, and useful storage cupboard.

In brief the property consists of an entrance vestibule, a welcoming entrance hall with access down into the converted basement. There is a delightful front facing lounge benefitting from a box bay window, high ceilings and a period feature fireplace. A modern fully fitted kitchen/dining area which has views and access out into the rear enclosed garden.

Stairs leading to the first-floor landing reveal two good sized double bedrooms, both benefitting from stripped and varnished floor boards, exposed brick feature wall, and original period fireplaces. A three-piece wet room complete this floor.

To the second floor there are two further sizable bedrooms, and a white three-piece wet room.


The property benefits from gas fired central heating, high ceilings, stripped and varnished floor boards, period features, high ceilings, ceiling coving and picture rails, an alarm system, and a rear enclosed garden.

£765,000





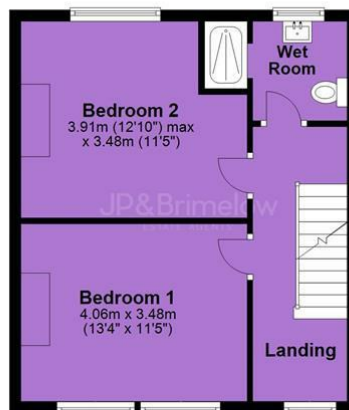
## EPC Chart

| Energy Efficiency Rating                    |  | Current   | Potential              |
|---|--|---|------------------------|
| Very energy efficient - lower running costs |  |   |                        |
| (92 plus) <b>A</b>                          |  |   | <b>82</b><br><b>65</b> |
| (81-91) <b>B</b>                            |  |   |                        |
| (69-80) <b>C</b>                            |  |   |                        |
| (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  |                        |

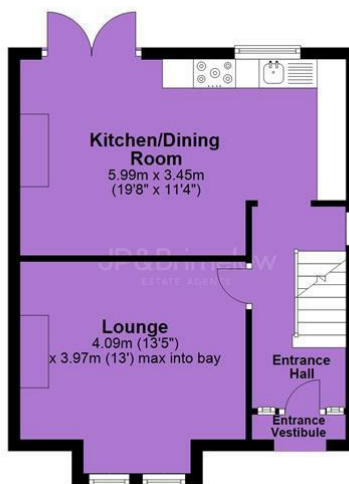


Tenure: Freehold Council Tax Band: D

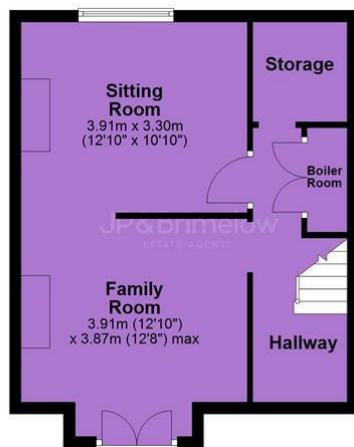
### First Floor



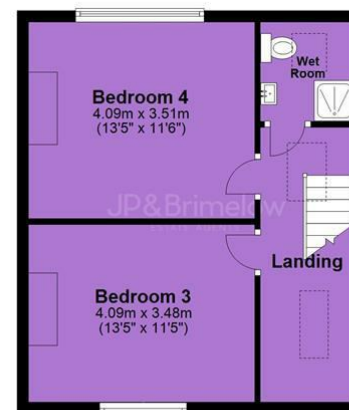
### Ground Floor



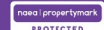
### Basement



### Second Floor



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