13 Manchester Road, Chorlton, Manchester, M21 9JQ

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VIDEO TOUR AVAILABLE A rare opportunity to acquire this impressive period, double-fronted semi-detached property, offering generous accommodation arranged over four floors, including useful chamber cellars (currently inaccessible).

The property requires updating and refurbishment throughout, however with the appropriate planning, it presents an excellent opportunity for reconfiguration and potential conversion into self-contained apartments. Alternatively, due to its size, layout, and prime location, it would also make a superb family home.

Positioned in the heart of Chorlton, just off Wilbraham Road, the property enjoys a highly sought-after and central location. It is within easy strolling distance of both Chorlton village centre and Beech Road, with their independent shops, cafés, restaurants, parks, and local amenities. The nearby Metrolink stop on Wilbraham Road provides direct access to Manchester City Centre, Manchester International Airport, and Media City.

The well-planned accommodation briefly comprises: Vestibule and communal entrance hallway. Ground floor: A self-contained two double bedroom apartment comprising a living room, dining room, fitted kitchen/breakfast room, inner hallway, three-piece bathroom, study area, and access to the rear lawned garden.

First floor: A further self-contained two double bedroom apartment comprising an entrance hallway, fitted kitchen/breakfast room, front-facing living room, utility room, and a three-piece bathroom.

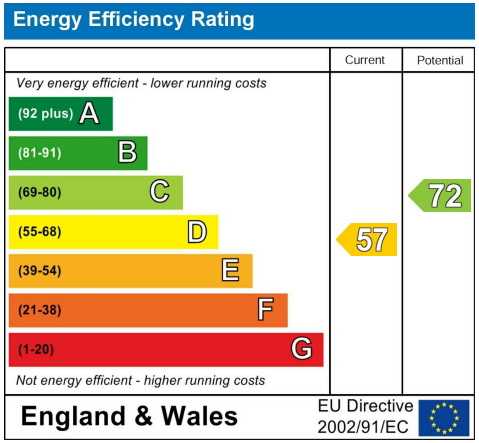
Second floor: Further accommodation occupying the top floor.

The property benefits from a gravel driveway providing ample off-road parking, side access, and a rear enclosed lawned garden with a decked patio terrace.

Early viewing is highly recommended to fully appreciate the scope, work required, and exceptional potential this property has to offer.

£750,000

EPC Chart



Tenure: **Freehold** Council Tax Band: **A**

JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow

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