

15 Chandos Road, Chorlton, Manchester, M21 0SS



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming & beautifully presented, FIVE DOUBLE BEDROOM property. Located on a highly desirable road in Chorlton, this attractive bay fronted property is a fantastic example of an Edwardian semi-detached home found on a quiet and leafy cul-de-sac, within the Conservation Area.

The excellent Chorlton Park is at the bottom of St Werburgh's Road, Chorlton Park Primary School and Chorlton High School are on your doorstep and the cafes and bars for which Chorlton is loved by so many, are a ten-minute walk away on Barlow Moor Road.

Spread over four floors including the useful chamber cellar and offering over 2900 sqft of accommodation this attractive property offers; a stunning entrance hall which benefits from a W.C and allows access down into the useful chamber cellar, a delightful front facing lounge with period feature fireplace, and bay window with stained and leaded glass windows, an impressive open plan lounge/kitchen which has views and access out into the rear enclosed landscaped garden with treehouse and slide.

Stairs leading to the first floor landing reveal three sizeable bedrooms which all benefit from beautiful bay windows complete with stained glass, and one offering a walk-in-wardrobe and a Juliet balcony with stunning views over the rear garden, and a white four piece bathroom suite complete with free standing bath.

To the second floor there are two further good-sized double bedrooms completing this fantastic home.


Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, stained and leaded windows, ceiling coving, period features, an alarm system, a driveway providing off road parking, and a rear enclosed garden.

£895,000





## EPC Chart

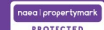
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: D



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