

9 Napier Road, Chorlton, Manchester, M21 8AW



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE A beautifully presented, FIVE DOUBLE BEDROOM, bay fronted, Victorian semi-detached residence. This delightful home here in Chorlton is situated in a central spot on a highly popular residential road off Barlow Moor Road.

The house, with it's wealth of character throughout and period façade, offers modern living over four floors.

In brief, the accommodation comprises: on the Ground Floor, entrance hall with stripped and varnished flooring; access to the converted basement; a lounge to the front aspect with bay window, original cast iron fireplace feature, stripped and varnished floor boards and useful storage cupboard; a stylish fully fitted kitchen/ dining room with French doors leading out to the rear enclosed garden.

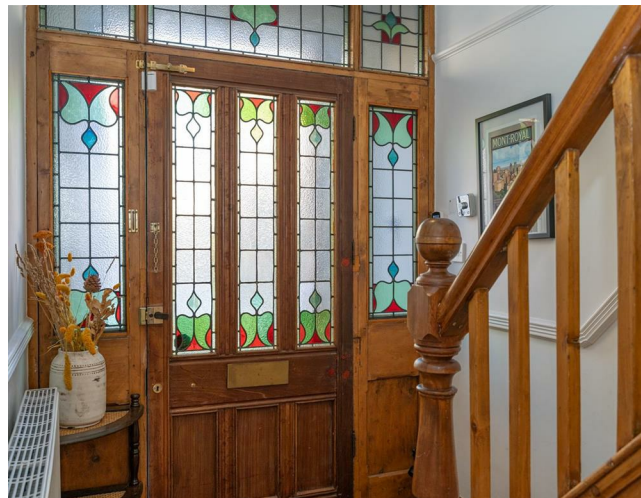
On the First Floor the landing reveals two good sized double bedrooms, both benefiting from built-in storage, stripped and varnished floor boards and cast-iron fireplaces, all adding to the charm of this stunning home; and a contemporary three-piece bathroom with roll-top bath and useful built in storage.

The Second Floor reveals a landing opening up to two further double bedrooms (one currently serves as an office) and a white four-piece bathroom.

A fully converted basement accessed from the entrance hall provides an additional double bedroom, family room, three-piece shower room, utility area and ample storage cupboards.

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

£800,000



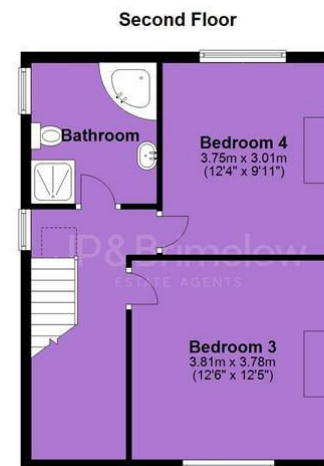
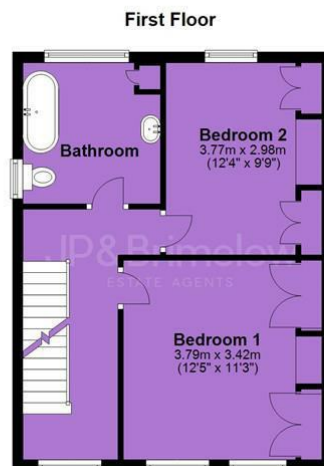
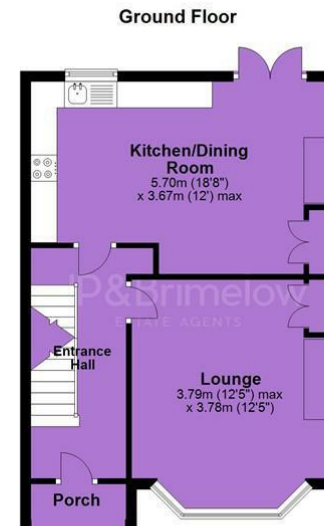
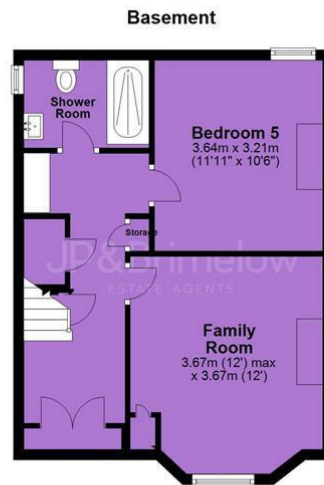


EPC Chart

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		83	
(81-91)	B			
(69-80)	C			
(55-68)	D	49		
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		



Tenure: Freehold Council Tax Band: D



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



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