

7 Chandos Road South, Chorlton, Manchester, M21 0TH



**JP&Brimelow**  
ESTATE AGENTS





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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** Located on a highly desirable road in Chorlton, this attractive FIVE BEDROOM bay fronted residence has an extended ground floor creating space throughout.

A fantastic example of an Edwardian semi-detached home found on a quiet and leafy residential road, within the Conservation Area. The period facade remains, while the interior offers accommodation over three floors plus the useful cellar chambers.

Entry is at ground level, with a porch, an entrance reception hallway with stairs leading to all floors, a lounge with a bay window to the front aspect, a fitted and extended kitchen/breakfast room and a dining room with access into the rear garden completes the ground floor.

Stairs leading to the first-floor landing provides access to a three-piece family bathroom and three double bedrooms. The master benefits from a three-piece ensuite shower room.

Whilst the second floor reveals a landing leading to two further double bedrooms and a three-piece shower room that complete this fabulous family home.

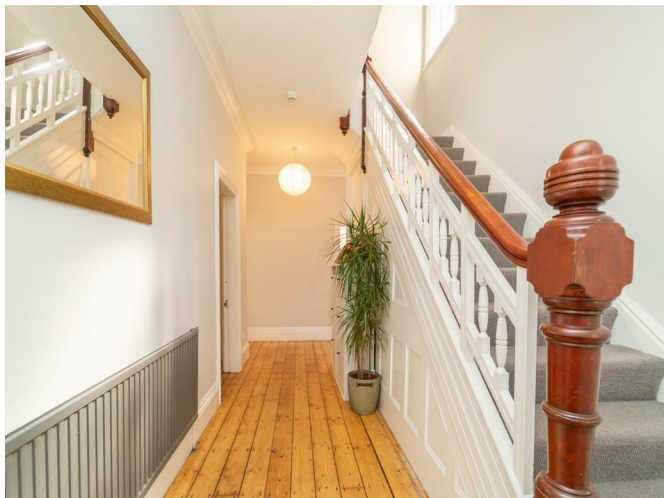
Further features throughout the property are to include; useful chamber cellars with a plumbed utility room, gas fired central heating, stained and leaded glazing, high ceilings, ceiling coving and picture rails. A paved driveway complete with EV charge point provides parking to the front aspect and to the rear there is an enclosed lawned garden with a brick-built garage.

FREEHOLD with an annual chief rent of £6.00.

The excellent Chorlton Park is nearby at the bottom of St Werburgh's Road, Chorlton Park Primary School and Chorlton High School are all 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.

£795,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		48	
(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



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