

1 Devonshire Road, Chorlton, Manchester, M21 8XB



**JP&Brimelow**  
ESTATE AGENTS





 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive THREE DOUBLE BEDROOM, period bay-fronted semi-detached home, situated on a tree-lined cul-de-sac just off Corkland Road in the heart of Chorlton. The property offers generous accommodation arranged over three floors, including a useful chamber cellar.

The property is located on one of the areas most popular residential roads and within a two minute walk of the metro link station situated on Wilbraham Road, offering easy access into Manchester city centre, Manchester Airport and MediaCity.

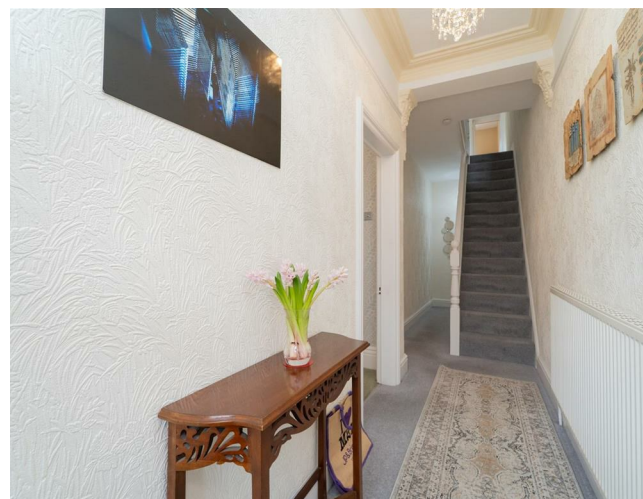
The thoughtfully arranged accommodation comprises an entrance hall, an inviting front-facing lounge with a bay window, a separate dining room, and a generously sized, fully fitted kitchen/diner with direct access to the enclosed rear garden. The property is further enhanced by two useful chamber cellars, offering excellent additional storage.

To the first floor, the sizable principal double bedroom sits to the front and benefits from built-in storage, complemented by two further well-proportioned double bedrooms and a spacious four-piece family bathroom.

The property also benefits from gas-fired central heating, a front garden, and a beautifully landscaped, generous lawned garden to the rear. This impressive family home is not to be missed, and an internal viewing is highly recommended to fully appreciate its location and appeal.

£750,000









## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 81        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 57                      |           |
| (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



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