72 St. Werburghs Road, Chorlton, Manchester, M21 0TJ





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VIDEO TOUR AVAILABLE An attractive and well presented, bay fronted THREE BEDROOM semi-detached home, boasting an impressive position off Brantingham Road on this highly regarded tree lined residential road.

The property has well portioned rooms and offers accommodation over two floors, It is ideally located in a popular residential area of Chorlton, within easy reach of the Metrolink station on Wilbraham Road.

A short stroll into the centre of Chorlton with all its independent restaurants, shops and bars. Close to The Barbakan Delicatessen and The Unicorn Grocery store on Manchester Road. The Metrolink Station gives you direct access into Manchester city centre, Manchester International Airport and Media city.

In brief the well-planned accommodation consists; an entrance hallway with useful understairs storage, a lounge with a bay window to the front aspect, a dining room with French doors leading out into the lawned rear garden. There is also fitted kitchen/breakfast room with views and access out into the garden, completing the ground floor.

Whilst to the first floor there is a landing leading to three bedrooms, the master benefitting from built in wardrobes, a separate W.C and a three-piece family bathroom complete this delightful family home.

The property is warmed by gas fired central heating, feature stained and leaded glazing, a driveway providing useful off-road parking for multiple vehicles. To the side aspect the driveway leads to a detached garage and a fantastic lawned rear garden with a patio area.

Planning permission for a double story side and rear extension has been granted. Reference - 142106/FH/2025

£525,000







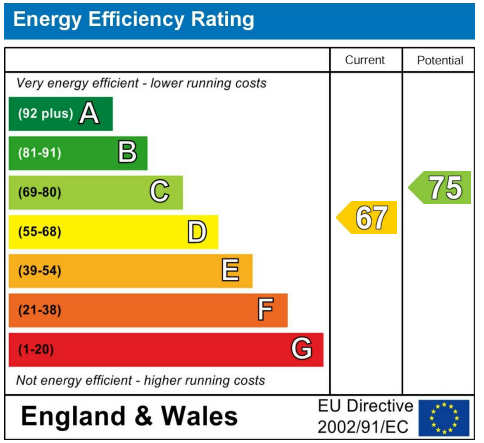








EPC Chart

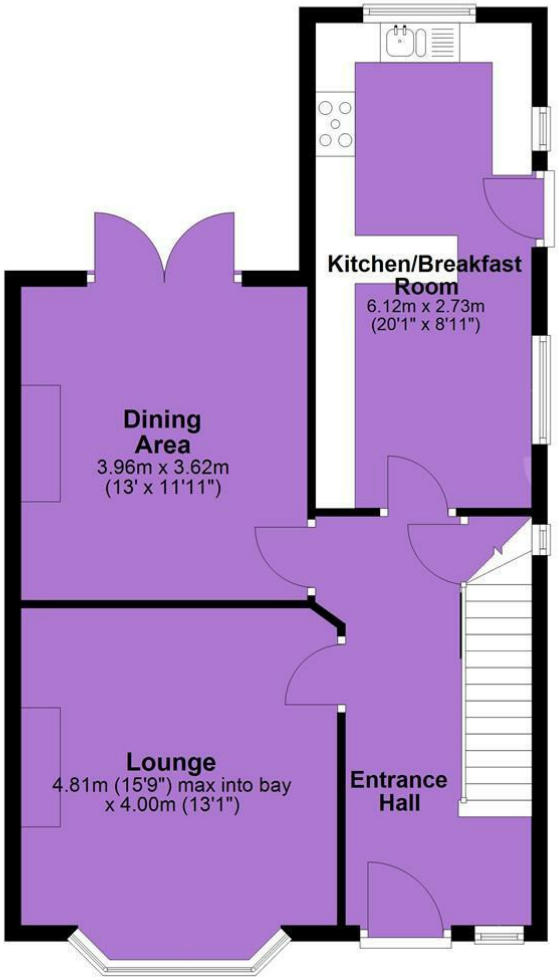




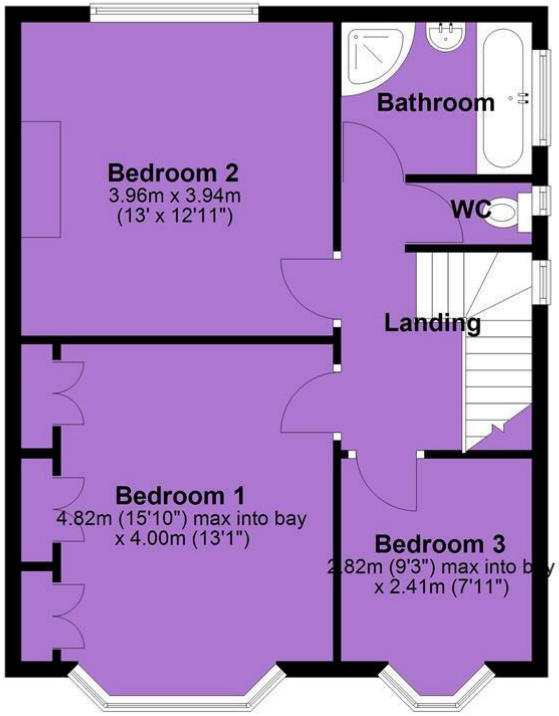


Tenure: **Freehold** Council Tax Band: **D**

Ground Floor



First Floor



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