

58 Corkland Road, Chorlton, Manchester, M21 8XH



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VIDEO TOUR AVAILABLE A charming and extended, FOUR BEDROOM, semi-detached property. Sitting proud this period, bay-fronted property is located in the heart of Chorlton just moments away from the centre of Chorlton village. This beautiful residence is spread over FOUR floors and offers over 2000spft of accommodation including useful chamber cellars.

The excellent Chorlton Park is a short walk away, as well as Beech Road with its independent bars/ shops and restaurants. Good primary and secondary schools are all nearby and the Metro link station on Wilbraham Road giving you direct access into city life.

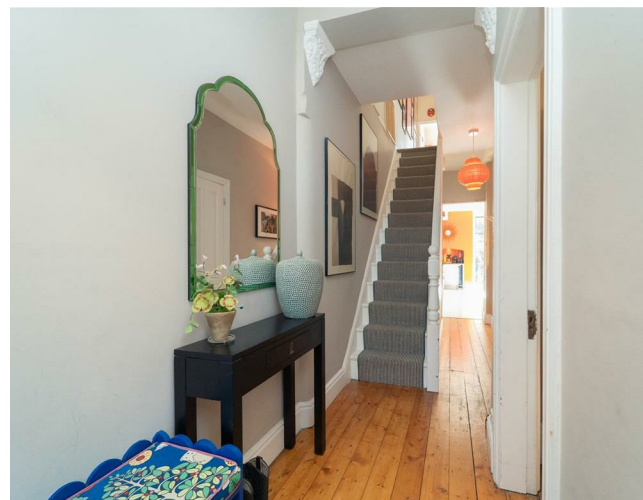
Upon entering the property, you will be welcomed by a delightful entrance hall which offers access into a W.C and down into the useful chamber cellar, a stylishly presented lounge benefitting from a stained and leaded bay window and a period feature fireplace, and an impressive open plan kitchen/ dining/ family room. The fully fitted kitchen benefits from a central breakfast island and Belfast sink, while the dining area offers a beautiful and contemporary space which benefits from sliding doors seamlessly blending the indoor space with the SOUTH FACING garden.

Stairs leading to the first-floor landing reveal three good sized bedrooms, one benefitting from built in wardrobes and a three-piece en-suite shower room. A stunning white three-piece bathroom suite completes this floor.

To the second floor there is a three-piece shower room, principal suite offering built in wardrobes, and a useful storage cupboard completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, a driveway providing off road parking, and both front and rear enclosed gardens.

£835,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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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