

43 Albany Road, Chorlton, Manchester, M21 0BH



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming & immaculately presented, FIVE DOUBLE BEDROOM, semi-detached property. This period home is situated on a highly regarded residential road in a central Chorlton location.

Within walking distance of the Metrolink station on Wilbraham Road, offering direct access to the city. Close to Wilbraham Road with its array of independent shops, cafes, and local amenities, as well as nearby Oswald Road's highly regarded primary school and the green spaces of Longford Park. Just a short stroll to Beech Road with its park, vibrant atmosphere and independent shops.

With accommodation spread over four floors including the useful chamber cellars and measuring over 2200 sqft. The property in brief consists of; an entrance hall which allows access down into the chamber cellars, a delightful dining room with box bay window to the front aspect, a fully fitted contemporary kitchen with access out into the rear garden, a W.C and utility room, and beautiful lounge benefitting from views into the rear garden and a period feature fireplace.

Stairs leading to the first-floor landing reveal three good sized double bedrooms, one benefitting from a bay window while the other offers an en-suite shower room, a white three-piece shower room complete this floor.

To the second floor you will find an additional two double bedrooms both with sweeping views, and a white three-piece bathroom suite.


This beautiful home benefits from gas fired central heating, a wood burning stove, high ceilings, picture rails and ceiling coving, ceiling roses, stripped and varnished floor boards, and a rear enclosed garden.

£595,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C



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