

5 Groby Road, Chorlton, Manchester, M21 8AF



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ESTATE AGENTS



5 4 2 E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Located in the heart of Chorlton is this stunning FIVE BEDROOM semi-detached period property. Internally remodelled throughout by the current owners, creating stylish and modern living throughout.

Within easy walking distance of all the independent shops, vibrant bars and restaurants in both Chorlton and on Beech Road in Chorlton Green. Close to Beech Road Park, Chorlton Nature Reserve, Chorlton Metrolink Station and also boasting fantastic primary schools nearby.

Entry is at ground level and consists; A reception hallway, a downstairs W.C, lounge to the front aspect with an original cast iron fireplace and bay window, a substantial extended fitted kitchen/open plan living, complete with a breakfast island and bi-folding doors leading out to the rear South facing enclosed garden. The impressive kitchen provides access down to the converted basement with a useful utility area, a gym area currently being used by the current owner to the rear and a double bedroom with its own W.C to the front.

Whilst to the first floor there is a landing leading to two generous double bedrooms and an attractive fitted white four-piece family bathroom.

Stairs leading to the second-floor landing, where you will find another two good sized double bedrooms and a three-piece shower room completes the accommodation.

There is a wealth of features throughout including; original cast iron fireplaces, picture railings, high ceilings, an alarm with CCTV, warmed by gas fired central heating, a rear enclosed South facing garden with a patio area and a paved driveway providing off-road parking for multiple vehicles to the front.

A classy and elegant family home, nearby to the amenities of Chorlton, which are loved by so many.

£845,000





## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 73        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 49                      |           |
| (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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