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





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VIDEO TOUR AVAILABLE A beautifully extended, three-bedroom, bay-fronted semi-detached home, enjoying an impressive outlook over the cricket fields to the rear. Tastefully enhanced to provide spacious accommodation, this attractive property is ideally situated in a popular residential area of Chorlton, within easy reach of the Metrolink station on Wilbraham Road.

Enjoying a superb location just a short stroll from the heart of Chorlton, the property is ideally placed to take advantage of the area's vibrant selection of independent restaurants, cafés, shops and bars. The popular Barbakan Delicatessen and Unicorn Grocery on Manchester Road are also close by. For commuters, the nearby Metrolink station provides convenient connections to Manchester city centre, Manchester Airport and MediaCityUK.

In brief, the thoughtfully planned accommodation comprises a welcoming entrance hallway, a convenient two-piece downstairs W.C. and a front-facing lounge featuring an attractive half-box bay window. To the rear, an impressive and spacious kitchen/diner provides the perfect space for modern family living, with bi-folding doors opening onto an enclosed, lawned rear garden. Positioned beyond the garden is a versatile detached outbuilding, offering a range of potential uses. The first floor reveals a landing leading to three bedrooms and a modern three-piece family bathroom.

The property is warmed by gas-fired central heating and features a boarded loft, a driveway providing useful off-road parking for multiple vehicles and, to the rear, an enclosed lawned garden with a patio area ideal for a table and chairs, along with a detached outbuilding. Internal viewing is highly recommended to appreciate the accommodation on offer.

£500,000







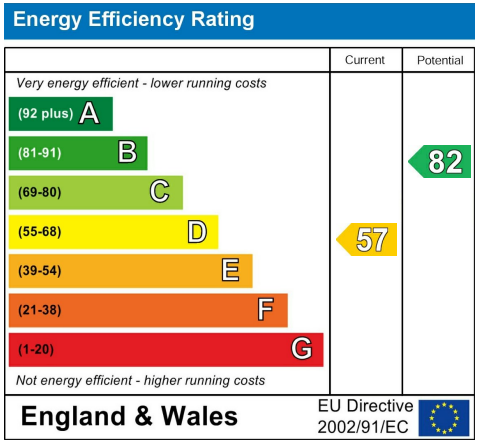








EPC Chart

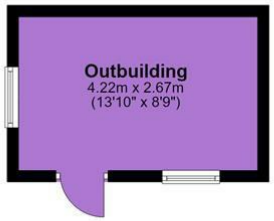






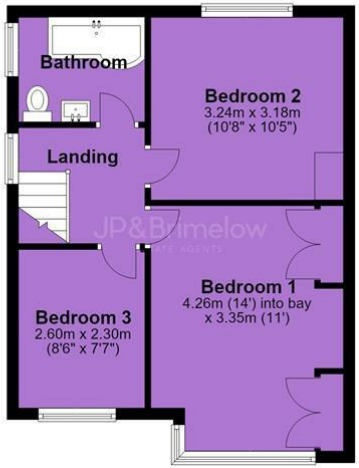
Tenure: **Freehold** Council Tax Band: **C**

Ground Floor





First Floor



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