

22 Hartington Road, Chorlton, Manchester, M21 8UY



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**\*\*VIDEO TOUR AVAILABLE\*\*** Located in the heart of Chorlton on a tree lined residential road off Sandy Lane is this stunning double fronted Victorian home. Internally remodelled by the current owners creating space and modern living throughout whilst maintaining a wealth of period features.

The period facade remains, while the interiors have been completely transformed with a stunning extension to the ground floor which extend to over 2,900 sq ft of accommodation including the cellar chambers.

Entry is at ground level, through an impressive entrance reception hallway with tiled flooring, under floor heating and genuine crittall door, which has views through to the rear open plan living, kitchen/living area. There is a Lounge with a Marble fireplace housing a gas fire. Original Manchester Oriel window to the side. Dining room with a Marble fireplace housing a gas fire and Light stained oak parquet flooring. Downstairs W.C. Utility room with an integral fridge/freezer, washing machine and access out to the side via Crittall door. The kitchen/living/dining has a shaker painted wooden kitchen with SMEG appliances, a hot water tap, marble worktops, cast iron radiator and Karndean flooring. Double-glazed sliding doors open to the rear for indoor/outdoor living and glass corner window.

Stairs leading to the first-floor landing with a glazed window bring natural light, three double bedrooms and a stunning five-piece family bathroom with a Lusso stone freestanding bath, walk in shower, double vanity sink and tiled flooring.


To the second floor there is a landing leading to a double bedroom with exposed original beams and a cast iron fireplace. There is a master suite to the front aspect with a dressing room with fitted furniture, a separate W.C, a shower area with a walk-in shower with a cast iron fireplace, a marble vanity sink, bedroom with a cast iron fireplace and a free standing Lusso stone bath with mixer taps over.

**£1,250,000**





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	65	
(55-68) <b>D</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: D



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