

45 St Werburghs Road, Chorlton, Manchester, M21 0UN



JP&Brimelow
ESTATE AGENTS



 6  4  3  D

VIDEO TOUR AVAILABLE A SIX DOUBLE BEDROOM, fully refurbished Edwardian, detached family home with a modern and contemporary-style throughout with approximately 4300 sq ft of accommodation over three floors including the detached double garage with the highest standard of fittings throughout.

Located in a popular residential location here in Chorlton. Situated within a ten-minute walk of the popular bars/restaurants/café on Beech Road, Chorlton Park, Chorlton Park Primary School / secondary schools nearby and the Metrolink Station on St Werburghs Road giving you direct access into the City Centre/Media City and Manchester International Airport.

A truly stunning and spacious SIX DOUBLE BEDROOMED/FOUR BATH, bay fronted detached property with accommodation spread over three floors including converted cellars. (The basement has the potential to be a self-contained one bed apartment with its own entrance) A beautifully fitted 'Siematic' kitchen and appliances are Siemens with silestone worktops, double glazed throughout, an alarm system, Duravit' sanitary ware with 'Hansgrohe' taps, fitted carpets throughout with a contemporary yet neutral décor. The well-planned accommodation comprises; porch, reception/entrance hallway, lounge with a bay window to the front aspect, downstairs W.C/cloakroom, play room, an impressive open plan, fully fitted kitchen/family/dining room with bi-folding doors out onto a raised decked patio terrace, a rear porch, a utility room to the ground floor and access down into the converted cellars.

To the first floor are five bedrooms, master bedroom benefits from an en-suite four-piece en-suite bathroom and there is a further four-piece family bathroom, the second bedroom benefits from a three-piece ensuite shower room.

The converted chamber cellars reveal a cinema room/bedroom six, three-piece shower room, a boiler room and five additional storage chamber cellars. CCTV is installed.

OFFERED WITH NO ONWARD CHAIN.

£1,395,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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: E



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