

3 Sark Road, Chorlton, Manchester, M21 9NT



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A truly stunning & stylishly presented, FIVE BEDROOM, bay fronted, extended semi-detached property. Located on a highly popular road off Kensington Road here in Chorlton. This property boasts over three extended floors of accommodation.

Within walking distance of all the local amenities including restaurants, deli's, shops on Manchester Road and Longford Park. The Metrolink station on either Wilbraham Road in Chorlton or Firswood giving you direct access to City centre, Media City at Salford Quays and Manchester International Airport.

This thoughtfully designed home features a welcoming porch, an entrance hall, a comfortable lounge, and an impressive open-plan dining, kitchen, and family area with a bay window to the front and French doors opening onto the lawned garden. A convenient downstairs W.C. completes the ground floor.

The first floor comprises a landing giving access to four generously sized bedrooms. The master bedroom features a dressing room and a stylish three-piece en-suite shower room, complemented by a three-piece family bathroom.

Stairs lead to the second-floor landing, a further double bedroom and a two-piece ensuite shower room.

The property benefits from many modern features throughout, warmed by gas fired central heating, has a stunning island/breakfast bar to the kitchen, and a rear landscaped garden as well as an enclosed front garden.

Ideally suited to a young family due to its positioning for the local Primary Schools of Oswald Road and St Johns Primary School. Internal inspection highly recommended.

£750,000








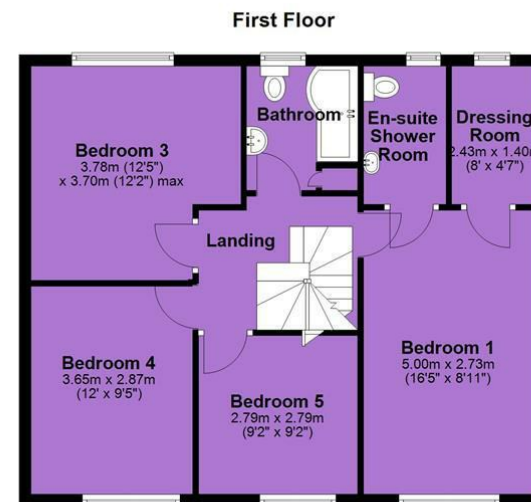


## EPC Chart

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



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