

12 Brundretts Road, Chorlton, Manchester, M21 9DB



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A truly impressive THREE BEDROOM period, terraced property. Situated off Wilbraham Road in the heart of Chorlton. With a sophisticated makeover and built-in storage over four floors. Finished to a luxury specification, yet retaining significant potential for further personalisation.

Offering easy access to the vibrant amenities such as independent shops, lively bars and restaurants both in Chorlton and on Beech Road. The property sits in a prime location within a bustling and sought-after area.

This forever home presents a stylish and contemporary interior, extensively refurbished by the current owner. The ground floor consists of an inviting entrance hallway, through a stained-glass door, a beautiful family room with a large box bay window and cast-iron fireplace, an impressive modern kitchen with a breakfast island, and larder/coffee station. The impressive fitted kitchen allows access into the practical cellars with lighting and plumbing for utilities and opens to a spacious lounge with bi-fold doors to the rear garden and a Kalfire corner gas fireplace with a natural spark generator.

Stairs lead to the first floor landing which benefits from a glass balustrade, two spacious bedrooms benefitting from Neville Johnson fitted wardrobes, and a modern three-piece wet room. The second floor includes an additional bedroom and a generous-sized, stylish four-piece bathroom with a roll-top bath and features a Tiffany stained-glass shower wall.

A standout highlight is the master bedroom's double sash windows and original cast-iron fireplaces. The home includes built-in oak storage, double-glazed Sapele hardwood or aluminium windows, gas central heating with Nest controls, CAT5 wiring with Wi-Fi boosters, and feature lighting throughout. High ceilings, Amtico flooring, and stylish décor enhance its elegance, complemented by a walled front garden and enclosed rear garden.

Internal inspection necessary to appreciate this stunning home

£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>                            | 71      | 79                                                                                                             |
| (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<br>2002/91/EC  |



Tenure: Freehold Council Tax Band: C



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