

36 Albemarle Road, Chorlton Green, Manchester, M21 9HZ



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****VIDEO TOUR AVAILABLE**** This truly stunning & attractive **FOUR DOUBLE BEDROOM**, bay fronted semi-detached property offers sizable living quarters here in the vibrant and popular Chorlton Green.

Situated in one of Manchester's most sought-after Suburbs, within walking distance to a catalogue of amenities including; lively bars, restaurants and shops in Chorlton Green and Chorlton centre. Close by to great transport links, including the Metrolink, giving you direct access into the city centre, Manchester airport and Media city.

This remarkable and well-planned accommodation consists; An entrance hallway with bespoke oak and glass staircase, bespoke under stairs storage, a lounge with a feature Dru gas living flame fire and a bay window to the front aspect, a downstairs bespoke fitted Sharps office, an impressive open plan fitted kitchen/diner/family room complete with Quartz worktops, Buster & Punch brass door handles, a Quooker tap with instant boiling, chilled and sparkling water, a steam oven and an attractive breakfast bar, opening out onto the generous garden and with access to the utility room, downstairs Lusso W.C and playroom with French doors leading out into the rear garden. The ground floor has gas fired underfloor heating throughout.

Whilst to the first floor there is a spacious landing leading to three double bedrooms, a stylish three-piece family bathroom suite finished to a high standard with underfloor heating, there is a double bedroom to the rear aspect that benefits air conditioning and an en-suite bathroom profits from Tom Dixon lighting and a further four-piece wet room with Porcelenosa tiles, all Lusso fixtures and fittings and underfloor heating."

The second-floor profits from a considerable master bedroom with ample storage space, Tom Dixon lighting and a further four-piece en-suite wet room with Porcelenosa tiles and underfloor heating. There is air conditioning in the loft bedroom.

OFFERED WITH NO VENDOR CHAIN.

£895,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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: C



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