## 27 Warwick Road, Chorlton, Manchester, M21 0AX





\*\*VIDEO TOUR AVAILABLE\*\* An attractive and spacious, FOUR DOUBLE BEDROOM, bay fronted, period mid-terrace property situated in a highly desirable residential location in the heart of Chorlton. Close to all local amenities including restaurants, delis and shops and the Metro link station on Wilbraham Road, giving you direct access to City life and Media City at Salford Quays.

The well-planned accommodation comprises of; A welcoming entrance hallway, a through lounge/dining room with a bay window to the front aspect and a fully fitted kitchen with access out into the rear enclosed courtyard to the ground floor.

To the first floor there are two double bedrooms, a spacious three-piece family bathroom and a separate W.C, whilst the second floor reveals a landing that leads to two further double bedrooms to complete this fantastic home.

The property benefits from many period features throughout, high ceilings, ceiling coving, gas fired central heating, a useful chamber cellar and an enclosed courtyard style garden to the rear aspect.

Internal inspection highly recommended to appreciate this stunning family home.















## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80)		
(55-68)		
(39-54)	38	
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
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Tenure: Freehold Council Tax Band: C

## **Basement**



## **Ground Floor**



First Floor



Second Floor



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