

3 Sark Road, Chorlton, Manchester, M21 9NT



**JP & Brimelow**  
ESTATE AGENTS



5 4 3 C

\*\*\*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



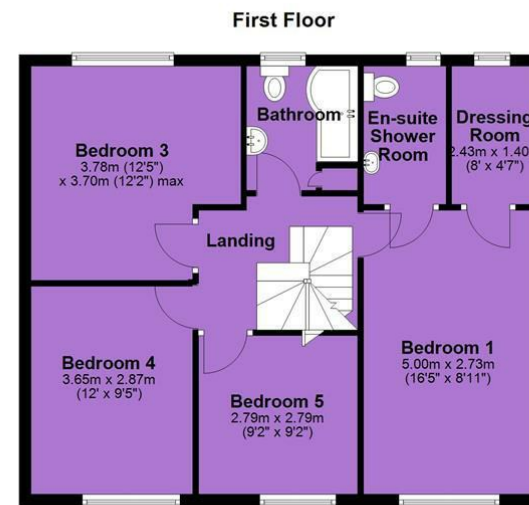
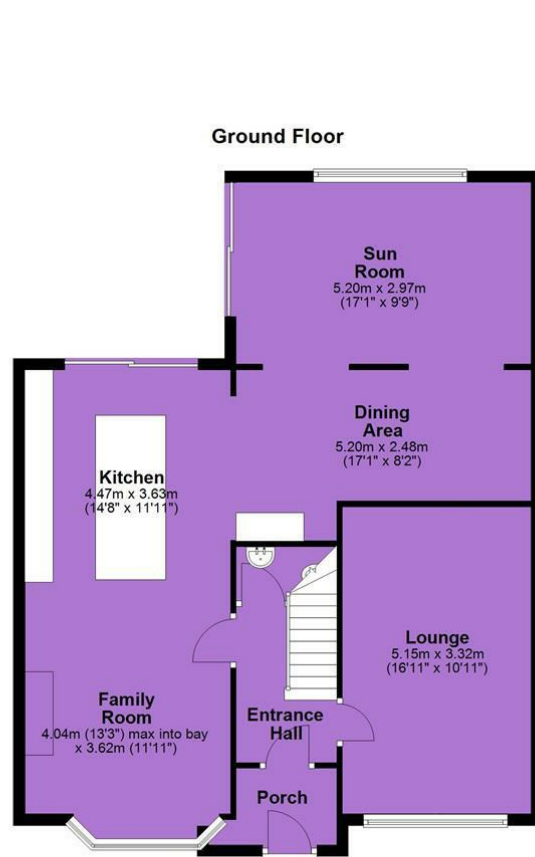


## EPC Chart

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



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow

