

21 Chatham Grove, West Didsbury, Manchester, M20 1HS



JP&Brimelow
ESTATE AGENTS



****VIDEO TOUR AVAILABLE**** A great opportunity to own this attractive period bay fronted semi-detached property. Currently split into **TWO SEPARATE, FOUR BEDROOM APARTMENTS** over four floors. Which can be converted back into a stunning family home.

Positioned in a sort after location, within strolling distance to all of the amenities on the popular Burton Road. Close by to the Metrolink station, giving you direct access to Manchester Airport, The City Centre and Media City.

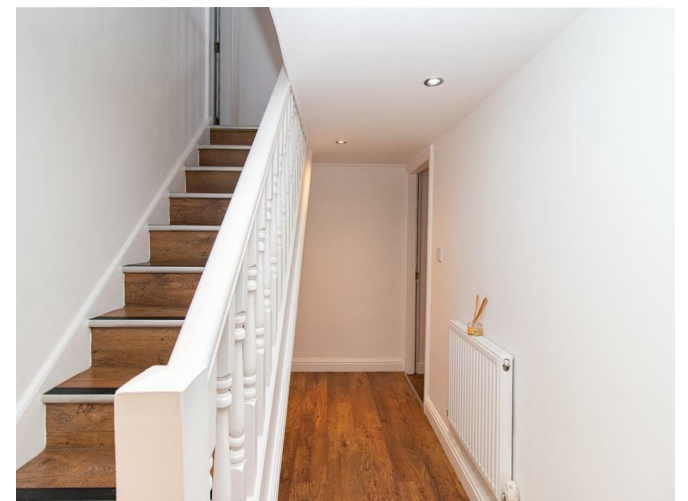
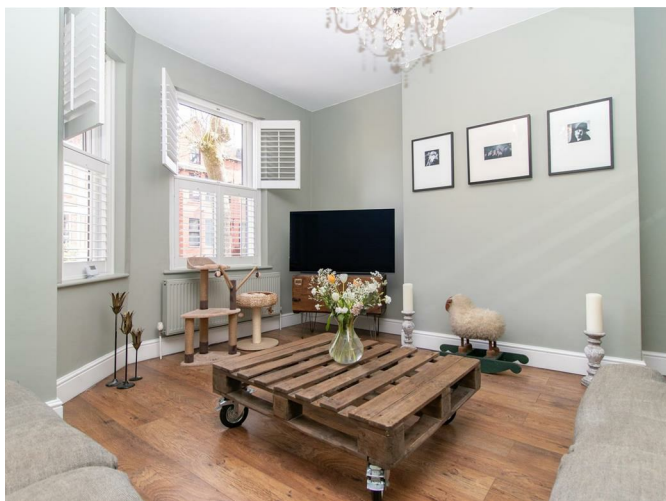
In brief this well-planned accommodation consists of two self-contained apartments, each with four bedrooms. Apartment 1 consists of a bedroom/dining room, a lounge and a fitted kitchen with a utility room to the ground floor and access out into the South Westerly lawned garden and three further bedrooms, one with French doors leading out into a sunken terrace and a white three-piece family bathroom to the basement level.

Whilst to the first-floor apartment there is a fitted kitchen, a lounge and two bedrooms to the first floor. Whilst the second floor reveals a three-piece family bathroom, a utility room, two further bedrooms and a two-piece shower room completes the accommodation.

Benefiting from double glazing throughout, warmed by gas fired central heating, ample off-street parking with an asphalt drive and a private enclosed lawned garden to the rear of the property.


Apartment 2 is **CURRENTLY TENANTED**. Early internal viewing recommended due to the location and space available.

£785,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(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: B



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