112 Nicolas Road, Chorlton, Manchester, M21 9LT

4 2 2 E

VIDEO TOUR AVAILABLE A charming and beautifully presented FOUR DOUBLE BEDROOM SEMI-DETACHED PERIOD PROPERTY, occupying a sought-after position on one of Chorlton's most desirable roads, just off Oswald Road.

This attractive bay-fronted home combines characterful period features with spacious, modern family living. Ideally located within easy walking distance of Chorlton centre, residents can enjoy a fantastic selection of independent shops, cafés, bars and restaurants, alongside excellent transport links providing convenient access to Manchester city centre and beyond. A number of Ofsted-rated primary schools are also within walking distance, while the popular Longford Park and vibrant Beech Road are right on the doorstep.

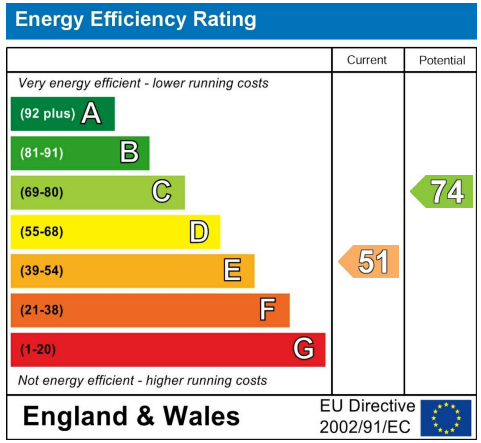
The property has been thoughtfully extended to create generous and versatile accommodation arranged over three floors. In brief, the ground floor comprises a welcoming entrance hallway, a delightful front-facing lounge featuring an attractive bay window, a convenient utility room with WC, and an impressive open-plan kitchen and dining room. This superb space forms the heart of the home, featuring a central breakfast island, integrated appliances and views over, with direct access to, the enclosed rear garden.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, two of which benefit from built-in wardrobes. A contemporary four-piece family bathroom suite completes this level.
The second floor reveals a further generous double bedroom, complemented by an en-suite shower room and useful eaves storage.

Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden. Further benefits include gas-fired central heating, high ceilings and an abundance of period features throughout. Combining timeless character, generous living space and an enviable Chorlton location.

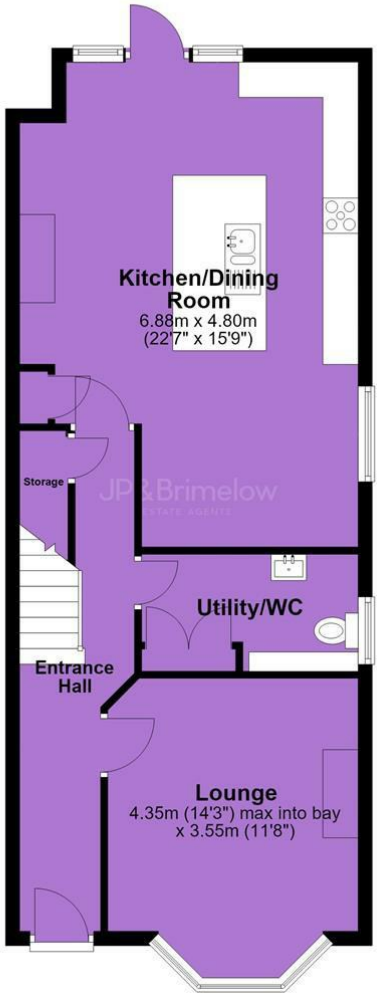
£700,000

EPC Chart



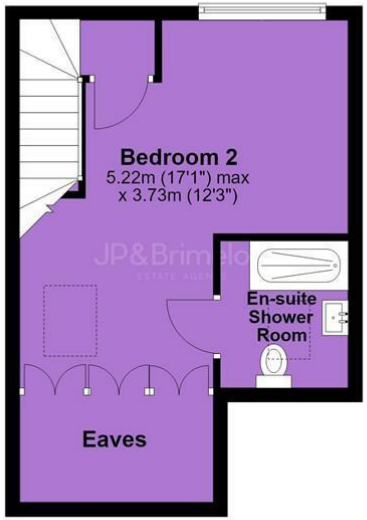
Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor

Second Floor



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

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 face 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.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow