9 Napier Road, Chorlton, Manchester, M21 8AW





5 3 3 E

VIDEO TOUR AVAILABLE A beautifully presented, FIVE DOUBLE BEDROOM, bay fronted, Victorian semi-detached residence. This delightful home here in Chorlton is situated in a central spot on a highly popular residential road off Barlow Moor Road.

The house, with it's wealth of character throughout and period façade, offers modern living over four floors.

In brief, the accommodation comprises: on the Ground Floor, entrance hall with stripped and varnished flooring; access to the converted basement; a lounge to the front aspect with bay window, original cast iron fireplace feature, stripped and varnished floor boards and useful storage cupboard; a stylish fully fitted kitchen/ dining room with French doors leading out to the rear enclosed garden.

On the First Floor the landing reveals two good sized double bedrooms, both benefiting from built-in storage, stripped and varnished floor boards and cast-iron fireplaces, all adding to the charm of this stunning home; and a contemporary three-piece bathroom with roll-top bath and useful built in storage.

The Second Floor reveals a landing opening up to two further double bedrooms (one currently serves as an office) and a white four-piece bathroom.

A fully converted basement accessed from the entrance hall provides an additional double bedroom, family room, three-piece shower room, utility area and ample storage cupboards.

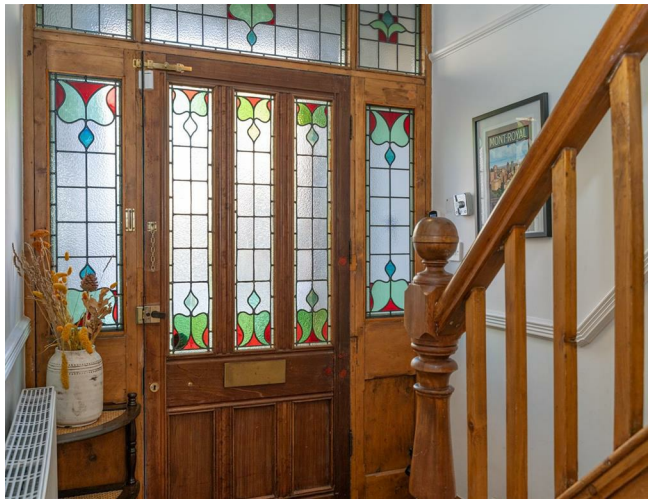
The property benefits from gas fired central heating, high ceilings, ceiling coving and picture rails, period features, stripped and varnished floor boards, an alarm system, a driveway providing off road parking, and a rear enclosed garden.

£800,000







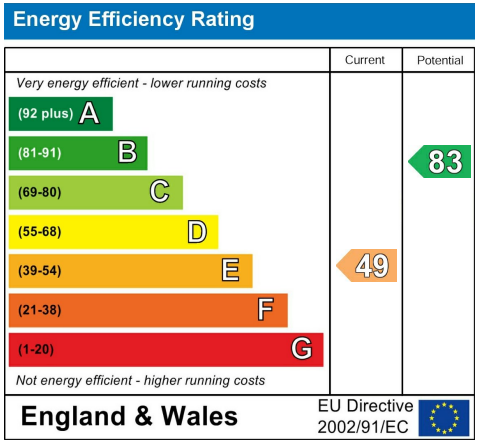








EPC Chart

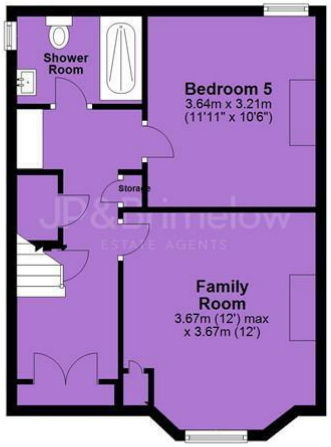




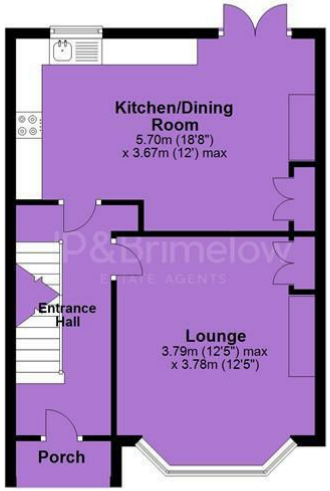


Tenure: **Freehold** Council Tax Band: **D**

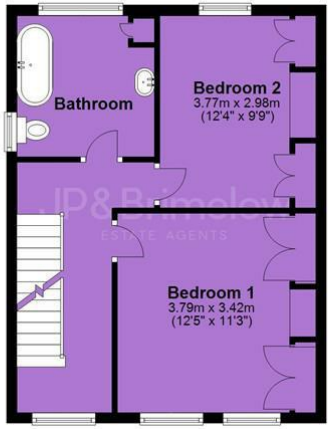
Basement



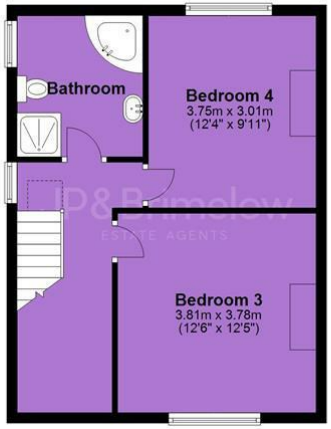
Ground Floor



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







