

22 Kildare Road, Chorlton, Manchester, M21 0YR



**JP&Brimelow**  
ESTATE AGENTS



 4  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An extended, **FOUR BEDROOM**, bay fronted 1920's semi-detached property occupying a good-sized plot on a popular tree lined residential road, off Kings Road in Chorlton.

Within a five-minute walk of the Metrolink station situated on St Werburghs Road, giving easy access to the City Centre and Media City. Close by to Chorlton Park, Chorlton centre & Beech Road amenities.

The well-planned property is spread over two floors, with over 1200 sq ft of accommodation and in brief comprises a porch, a welcoming entrance hall, a front lounge with a bay window, and a downstairs W.C. To the rear is an impressive extended kitchen/dining room with views over the enclosed mature lawned garden. The ground floor also includes a home office and a useful utility room, both with access to the rear garden.

Stairs rise to the first-floor landing, giving access to four bedrooms and a four-piece bathroom, which also includes a separate shower.

The property also benefits from gas-fired central heating, a gated driveway providing off-road parking, and well-proportioned enclosed lawned gardens to both the front and rear. Early viewing is highly recommended.

£565,000





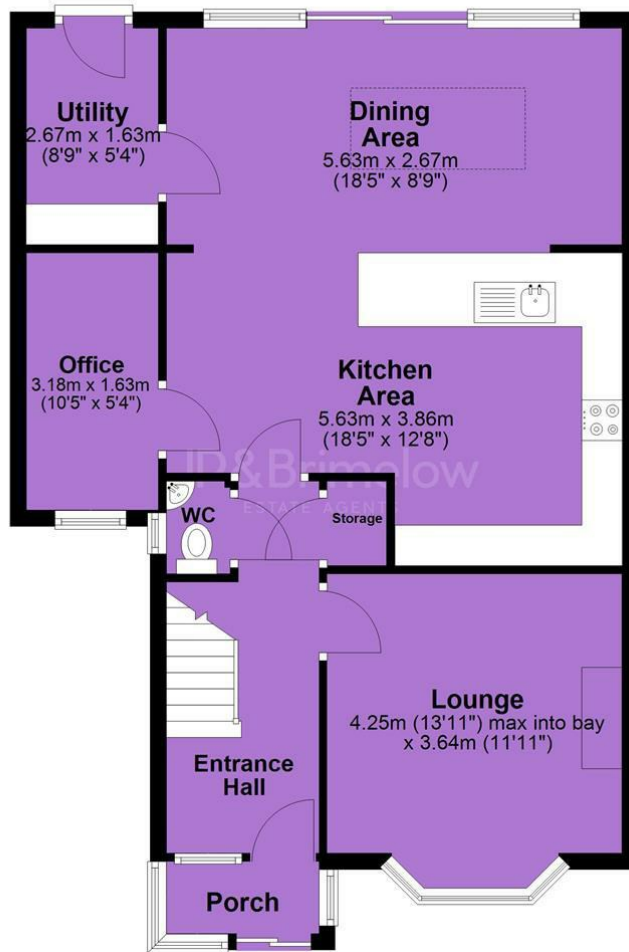
## EPC Chart

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>82</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (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 |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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