

68 Chelsfield Grove, Chorlton, Manchester, M21 7BD



**JP & Brimelow**  
ESTATE AGENTS



6 4 3 B

**\*\*\*VIDEO TOUR AVIALABLE\*\*\*** An imposing and impressive, **SIX DOUBLE BEDROOM**, detached residence. Situated on a highly regarded and quiet cul-de-sac off Mauldeth Road, in Chorlton. Reconfigured and improved by the current owners, offering stylish and spacious accommodation throughout.

Within a short walk of the Metrolink station on St Werburgh's Road, giving you easy access to The City Centre, Manchester airport and Media City. Strolling distance to the centre of Chorlton, Chorlton Park & Beech Road with its array of shops, bars and restaurants.

The property is laid out over three floors and in brief consists of; an entrance hall with useful storage cupboard, a bedroom which allows access into a three-piece wet room complete with electric shower and Full 24-way Fuse Box. A fabulous open plan kitchen/ lounge dining area, the kitchen benefits from ample storage space, an upgraded Vaillant Boiler using Hive Thermostat, a large central breakfast island with drop down led light power, Velux roof windows solar powered remote-controlled, high-end appliances and bi-fold doors leading out into the rear enclosed garden.

To the first floor there is a good-sized south facing family room, a large double bedroom with built in wardrobes and an en-suite bathroom.

Stairs leading to the second floor reveal four further double bedrooms, bedrooms 2 benefitting from built in wardrobes and an en-suite shower room, whilst bedroom three and four benefit from a 'jack and Jill en-suite shower room.


The property benefits from gas fired central heating, CAT 6 cabling for CCTV, External Bollard with solar lamp, Zappy EV Charger point with wiring for 2 units, a driveway providing off road parking for multiple vehicles, all bedrooms having hot & cold A/C, and a rear enclosed garden.

£890,000





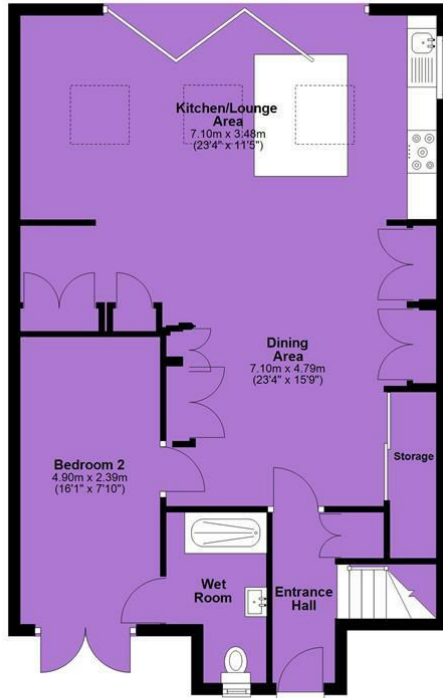
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>86</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

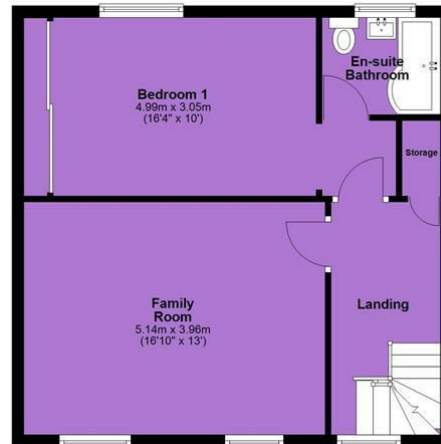


Tenure: Leasehold Council Tax Band: E

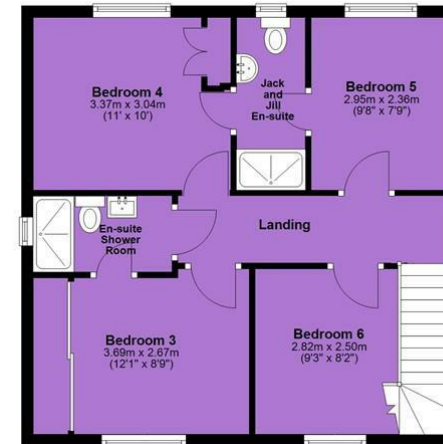
Ground Floor



First Floor



Second Floor



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