



Lancashire Properties are proud to present this EXCELLENT SIX-BEDROOM DECEPTIVELY SPACIOUS DETACHED HOUSE on upper chorlton road. This beautifully maintained property spans three floors, offering generous living space ideal for large families or investors. Located in a highly sought-after yet peaceful residential area of M16, this home offers a perfect balance of convenience and comfort.

Situated on off Upper Chorlton Road, the property benefits from an excellent location:

- All local amenities are right at your doorstep, including Tesco Extra, Post Office, local grocers, Subway and a variety of popular takeaways located on Withington Road.
- Centrally positioned within walking distance to several reputable schools such as Manley Park Infants School, Manley Park Primary School and William Hulme's Grammar School among others.
- Surrounded by a diverse community with local Mosques and Churches nearby.
- Excellent transport links with frequent bus routes (85, 86, etc.) providing easy access to Manchester City Centre and University Campuses.
- Within walking distance to scenic green spaces including Manley Park and Alexandra Park, perfect for family recreation and relaxation.

Ground Floor: The main entrance opens into a welcoming communal hallway that provides access to two spacious and well-lit reception rooms, ideal for both relaxation and entertaining. The ground floor also features a fully fitted modern kitchen equipped with high-quality fixtures and ample storage space. The property further benefits from a substantial double extension added at a later stage.

First Floor: Comprises one expansive master bedroom complemented by three additional well-proportioned double bedrooms, a well size family bathroom and a separate toilet. Offering ample space for comfortable and practical family living.

Second Floor: Features tow further exceptionally spacious bedroom and a WC, ideal for use as a master suite or guest accommodation.

Externally: The property boasts a large rear garden, perfect for outdoor gatherings and summer enjoyment, along with a private driveway at the front providing convenient off-road parking for multiple cars.

Basement: Multiple dry storage rooms in basement to store unwanted items.

Council Tax Band: E

This is a rare opportunity to acquire a substantial family home Which is under the ownership of same family since last many decades and in one of Manchester's most desirable residential areas.

Book your viewing today before this exceptional property is SOLD!

Disclaimer

The above property details are intended to serve as a general guide for prospective purchasers. Lancashire Properties does not hold any authority to provide warranties or guarantees in relation to the property. We would like to draw the attention of prospective buyers to the fact that, while every effort has been made to provide an accurate and realistic description, no specific survey or detailed inspection has been undertaken in respect of the property, its services, appliances, fixtures, fittings, or equipment.

If double glazing has been mentioned within these particulars, purchasers are advised to satisfy themselves as to the type, quality, and extent of double glazing installed. All purchasers are strongly recommended to conduct their own independent surveys, inspections, and investigations prior to proceeding with any purchase.

The inclusion of any appliances or services within these particulars does not imply that they are in full working order or that they have been tested. Whilst we make every effort to ensure that the information provided is accurate and reliable, if there is any aspect of particular importance to you, please contact our office for verification.

Council Tax Band: E (Trafford Metropolitan Borough Council)

Tenure: Freehold

Parking options: Driveway, On Street

Garden details: Rear Garden

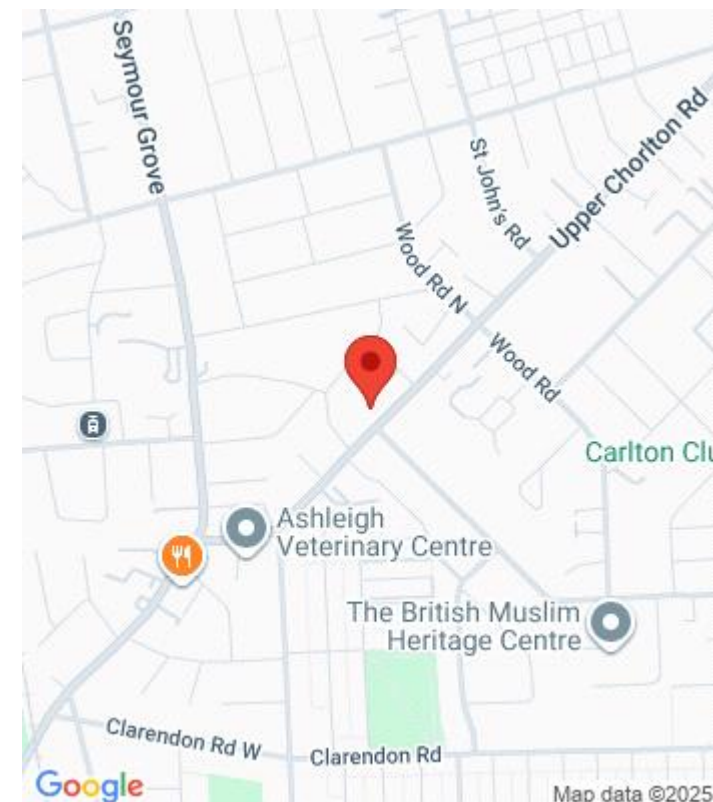


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.