



 **6**  
Bedrooms

 **3**  
Bathrooms



C&R Hulme are delighted to present this substantial 4 storey, 6 bedroom semi-detached property only minutes from the centre of Chorlton which offers a range shops for all ages. This Victorian property benefits from very spacious dry cellars with W.C and can be seperated from the main house with indenepdant access (subject to necesarry consents), two reception rooms and 2.5 bathrooms. Other benefits include double-glazing, gas central heating, original features, driveway parking for several cars and garden area offering additional off road parking from the rear. The property would make an ideal family home or investment if needed. The property also holds a current HMO licence for a 7 bedroom let.

### **Communal Hall**

Fire alarm panel. Staircase to all floors. Ceiling light point

### **Lounge**

White gloss door. Bright, well presented lounge. UPVC double glazed bay window to front elevation. Laminate flooring. Single panel radiator. Range of power points. Cornice to ceiling. Smoke alarm. Ceiling light point.

### **Dining Room**

White gloss door. Good sized second reception room. Laminate flooring. Single panel heater. Range of power points. Cornice to ceiling. Ceiling light point.

### **Family Kitchen Diner**

White gloss door. Open plan kitchen diner with UPVC double glazed window to rear elevation. Laminate flooring. Single panel radiator. Well presented kitchen finished in blue offering a range of floor and wall units with charcoal breakfast bar. Range of power points. Stone effect splashback tiles. Inset stainless steel sink with mixer tap. Washing machine point. Gas hob. Electric oven. Cornice to ceiling.

### **Downstairs W.C**

White gloss door. White W.C and sink. Stone effect ceramic tilled floor and splash back tiles

### **Stair & landing to 1st floor**

### **Bedroom 1**

White gloss door. UPVC double glazed bay window to front elevation. Laminate flooring. Single panel radiator. Range of power points. Cornice to ceiling. Ceiling light point.

### **Bedroom 2**

White gloss door. UPVC double glazed window to front elevation. Laminate flooring. Single panel radiator. Range of power points. Ceiling light point.

### **Bedroom 3**

White gloss door. UPVC double glazed window to side elevation. Laminate flooring. Single panel radiator. Range of power points. Ceiling light point.

### **Bedroom 4**

White gloss door. UPVC double glazed window to rear elevation. Laminate flooring. Single panel radiator. Range of power points. Ceiling light point.

**Bathroom**

White gloss door. Main family bathroom with UPVC double glazed window to rear elevation. Single panel radiator. White bathroom suite comprising of a bath with shower over, hand wash basin and W.C with cistern. Stone effect ceramic tiled floor and splash back tiles. Extractor fan.

**2nd floor****Bedroom 5**

White gloss door. UPVC double glazed window to rear elevation. Laminate flooring. Single panel radiator. Range of power points. Ceiling light point.

**Bedroom 6**

White gloss door. UPVC double glazed window to front elevation. Laminate flooring. Single panel radiator. Range of power points. Ceiling light point.

**Shower Room**

White gloss door. White W.C, sink and shower unit. Stone effect ceramic tiled floor and splash back tiles. Extractor fan.

**Basements**

Chamber 1 To front elevation Chamber 2 To rear elevation Chamber 3 Providing stairs access to ground floor. W.C W.c Sink with winow and door leading to rear garden.

**Externally**

Front Garden Boundary brick wall. Tarmac area providing off road parking for several cars Rear Garden Patio area, remainder laid to lawn, tarmac area for vehicle parking. Boundary brick wall with metal double gates.

**Tenure**

Tenure: Freehold EPC grading: E



C & R PROPERTIES  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

