



 **5**
Bedrooms

 **2**
Bathrooms





FIVE BEDROOM SEMI DETACHED WITH SEPARATE CONVERTED STUDIO

Situated on a corner plot on the ever popular Tree lined Manley Road. This lovely spacious family property is set in a great location for all local amenities. Chorlton Village is closeby offering an array of restaurants, cafes and shops. The Metrolink is within walking distance of the property.

A really stunning property, viewings are highly recommended.

Porch - 2.37 x 1.37 (7'9" x 4'6") -

Hallway - 4.64 x 2.37 (15'3" x 7'9") -Staircase to first floor. Radiator.

Lounge - 4.58 x 3.6 (15'0" x 11'10") -Double glazed. Radiator.

Family Room - 8.07 x 3.6 (26'6" x 11'10") -Double glazed. Radiator.

Kitchen Diner - 6.98 x 2.72 (22'11" x 8'11") -Double glazed window and UPVC double glazed door with window surround. Fitted with a range of wall and base units incorporating a sink unit with mixer tap. space for free standing appliances. Plumbed for automatic washing machine. Tiled to compliment. tiled floor. Inset ceiling lights.

Landing -Staircase to 2nd floor. Double glazed window. Radiator.

Bedroom - 4.6 x 3.6 (15'1" x 11'10") -Double glazed window. Radiator.

Bedroom - 5.1 x 3.2 narrowing to 2.34 (16'9" x 10'6" narrowing to 7'8") Double glazed window. Radiator.

Bedroom - 3.2 x 3.6 (10'6" x 11'10") -Double glazed window. Radiator.

Bedroom - 2.6 x 2.6 (8'6" x 8'6") -Double glazed window. Radiator.

Bathroom - Two double glazed windows. Radiator. Corner bath, vanity wash hand basin and a low level WC. Ladder style heated radiator.

Store Room - 3.2 x 1.65 (10'6" x 5'5") -Storage space

Landing -Double glazed window.

Bedroom - 4.09 x 4.87 narrowing to 3.62 (13'5" x 16'0" narrowing to 11'11") -'Velux' window. Radiator.

Ensuite - Tiled to compliment. shower cubicle, low level WC and wash hand basin. 'Velux' window.

Open plan kitchen/Lounge/bedroom - 7.14 x 5.54 (23'5" x 18'2") -UPVC double glazed double doors to garden area. Double glazed window. Radiator. Fitted sink with cupboards and drawers and integrated oven and hob. Tiled floor. Door to shower room.

Shower Room - 2 x 1.52 (6'7" x 5'0") -Quadrant shower, wall mounted wash hand basin and a low level WC.

Outside

Paved to front, side and rear. with a lawned area and is privately enclosed.

