



 **3**  
Bedrooms

 **1**  
Bathroom









**\*\*\*SOLD WITH NO CHAIN\*\*\***

**\*\*\* FREEHOLD PROPERTY\*\*\***

Fantastic family THREE BEDROOM SEMI DETACHED WITH DETACHED GARAGE set on the sought after St Werburghs Road in Chorlton. Situated in a great location for all local amenities. Metrolink tram stop close by offering easy access into the City Centre Manchester Airport and Media City.

In brief this spacious property briefly comprising: - Entrance porch, entrance hall, Large through lounge/dining room and a fitted kitchen/breakfast room. To the first floor there are three bedrooms and a shower room.

**Externally** - To the front there is a low level brick boundary wall with decorative railings. Double gates leading to a driveway providing off road parking. Raised and planted flowerbeds. To the side there are double wooden gates leading to a further driveway. Timber panelled fencing with the neighbouring properties. To the rear there is a good sized enclosed patio garden with timber panelled fencing with all neighbouring properties. Raised planted flowerbeds. Outside water tap. Wall mounted security light. A detached garage providing useful storage space.

**Entrance Porch -**

**Entrance Hallway -**

Glass front door opening to hallway. Staircase leading to the first floor. Radiator.

**Through Lounge/Dining Room -3.94m x 3.63m**

Large Double glazed bay window to front elevation. Radiator. Open to: -

**Dining Area - 3.63m x 3.51m**

Double glazed patio doors opening to the rear. TV Point. Gas fire with wood surround. Radiator.

**Kitchen/Breakfast Room -2.54m x 2.18m Breakfast Area**

Double glazed window to rear elevation. Fitted with a range of wall and base units with contrasting worktops and tiled splashback, incorporating a white sink with mixer tap. Integrated gas hob and oven. Plumbed for washing machine and space for fridge freezer. Breakfast area with double glazed window and door to side. Radiator. Tiled floor.

**First Floor Landing -**

Double glazed frosted window. Access to all first floor rooms.

**Bedroom One** - 4.32m x 3.35m

Double glazed bay window to front elevation. Radiator.

**Bedroom Two** - 3.25m x 3.18m

Double glazed window to rear elevation. Radiator.

**Bedroom Three** -1.98m x 2.31m

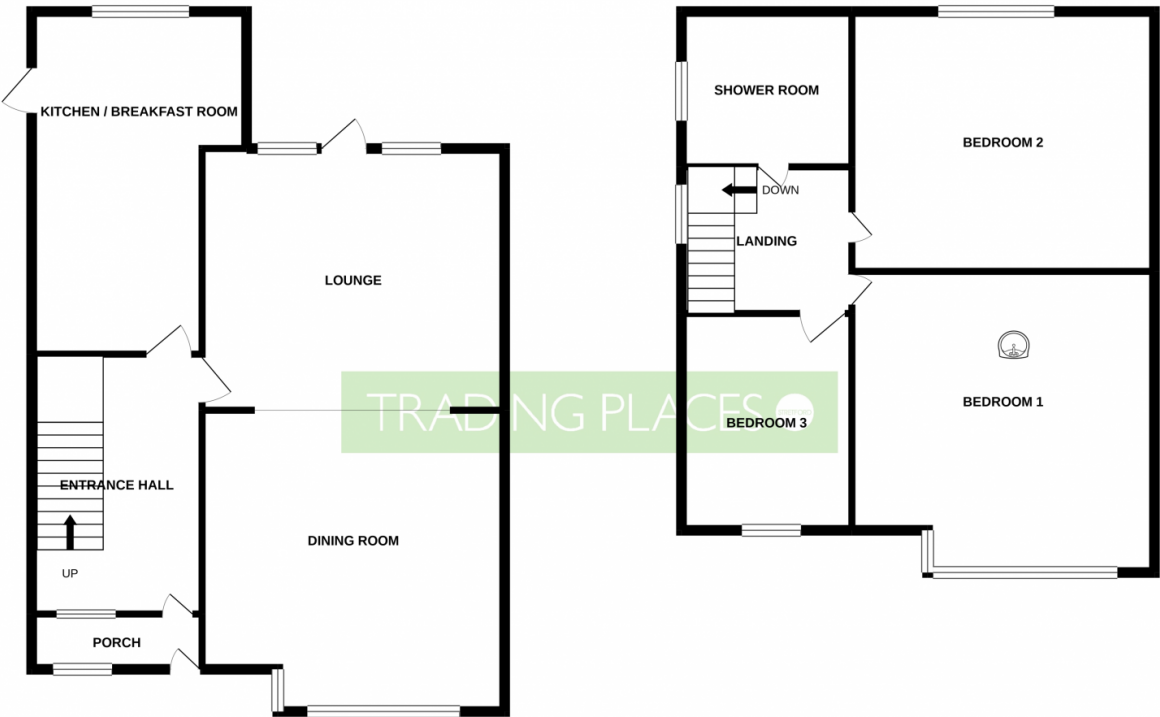
Double glazed window to front elevation. Radiator.

**Shower Room** -Double glazed frosted window. Fitted with a walk in corner shower, pedestal wash hand basin and low level WC with push button flush. Heated towel rail. Part tiled.



GROUND FLOOR

1ST FLOOR



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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