

308 Wilbraham Road, Chorlton, M21 0UU



JP&Brimelow
SALES



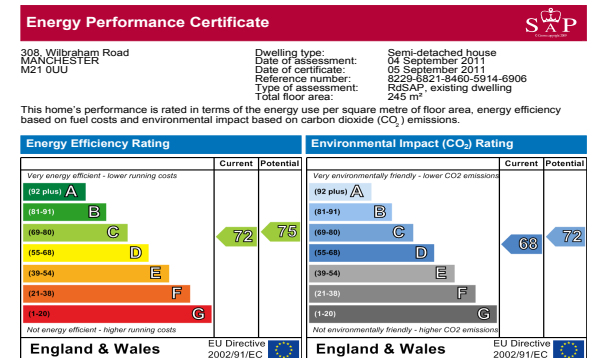
****VIDEO TOUR AVAILABLE**** An immaculately presented & thoughtfully extended, **SIX DOUBLE BEDROOMED**, traditional, bay fronted semi-detached property with **TWO BATHROOMS** boasting over 2500 sq ft of accommodation. Positioned on a highly popular tree lined residential road here in Chorlton. A fifteen-minute walk into the centre of Chorlton with all its independent restaurants/shops/bars, Barbakan Delicatessen, local primary school and secondary schools, the Unicorn Grocery and the Metrolink Station on Wilbraham Road giving your direct access into the city centre and Media City. In brief the well-planned and exceptionally spacious accommodation comprises: entrance vestibule, a grand entrance hall with under stairs storage and a downstairs W.C, a lounge with bay window to the front aspect, a family room with access out into the rear enclosed garden, a beautifully fitted kitchen/breakfast room, inner hallway, bedroom six, downstairs bathroom and a further double bedroom to the ground floor. The first floor reveals a landing leading to four double bedrooms and a four-piece family bathroom. The property also benefits from double glazed windows, warmed by gas fired central heating, a generous enclosed rear garden with a gated driveway providing ample off-road parking to the front and side aspect. Early viewing is highly recommended to appreciate the size of this lovely home.

Price: £725,000





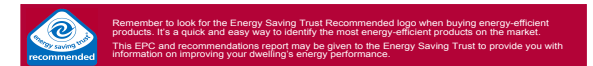
EPC Chart



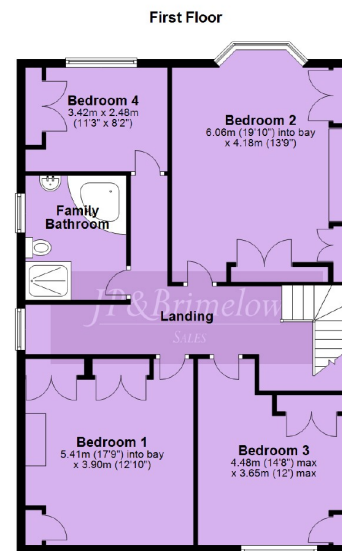
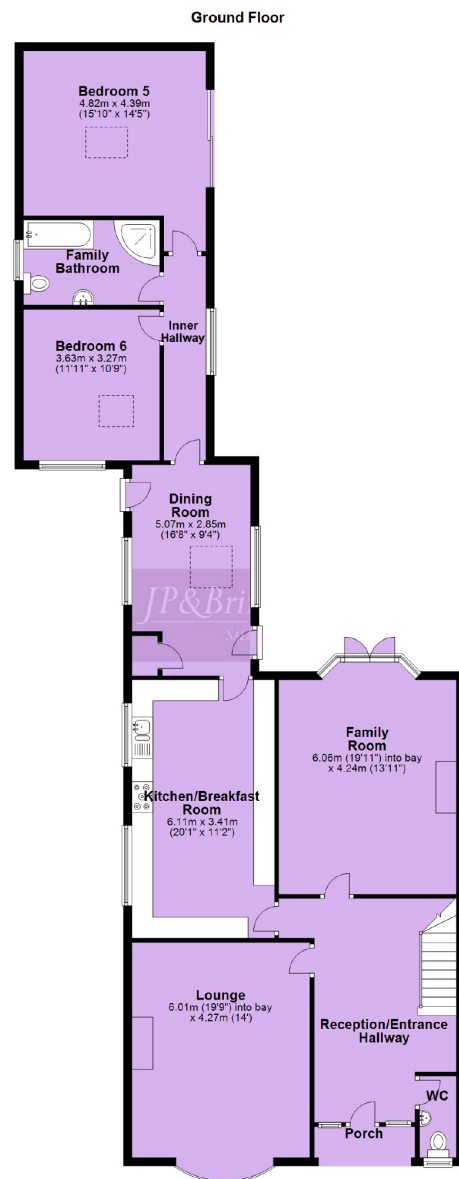
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	147 kWh/m ² per year	129 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	6.1 tonnes per year
Lighting	£128 per year	£85 per year
Heating	£1,114 per year	£1,013 per year
Hot water	£108 per year	£95 per year

You could save up to £157 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Freehold Council Tax Band: E



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