

16 Corkland Road, Chorlton, M21 8UT



JP&Brimelow
SALES



VIDEO TOUR AVAILABLE An exciting & attractive bay-fronted, FOUR DOUBLE BEDROOMED, Victorian, semi-detached residence offering flexible living accommodation over four floors, a converted basement, featuring high ceilings, original cornicing and many period features throughout including fireplaces. Offering a wealth of charm and character throughout and boasting over 2800 sq ft including useful basement with access into the rear garden.

Entry is at ground level, the entrance hallway having Amtico flooring, and access to the converted basement. The front reception room is currently used as a music room and has a stripped pine floor. The rear reception room has a solid oak floor and double doors leading out onto a small balcony overlooking the rear garden. There is a small utility room with WC. A fitted kitchen/breakfast room with solid beech worktops gives access into the orangerie that completes the ground floor.

Stairs with an impressive full height stairwell lead to the generous first-floor landing that provides access to three double bedrooms and a three-piece fitted family bathroom. All three bedrooms have stripped pine floors.

The second floor comprises a living area with access out onto a balcony with views into the rear enclosed garden, a fitted kitchen area, a further double bedroom with an ensuite three-piece shower room that completes this fantastic family home. The top floor was originally three further bedrooms and could easily be converted back.

The basement was converted in 2010 and the main room measuring 28' by 12' has been soundproofed.

Further features throughout the property include a AMCO alarm system, a BEAM inbuilt vacuum system, hardwood double glazing to the ground and first floors, a gas fired central heating with two Vaillant boilers still under guarantee. A paved driveway provides ample off-road parking to the front aspect with well planted flowerbeds.

The rear enclosed garden is well-established and has a mature planted feel making this a private South-west facing oasis, additional access into the basement, and a patio area ideal for a table and chairs.

The excellent Chorlton Park is a ten-minute walk away, Unicorn Grocery with its fantastic organic food a 5 minute stroll, good primary and secondary schools are all nearby, the Metrolink station on Wilbraham Road gives you direct access into city life, and the restaurant/café/bar culture that Chorlton is well known for is a stone's throw away.

Price: £725,000

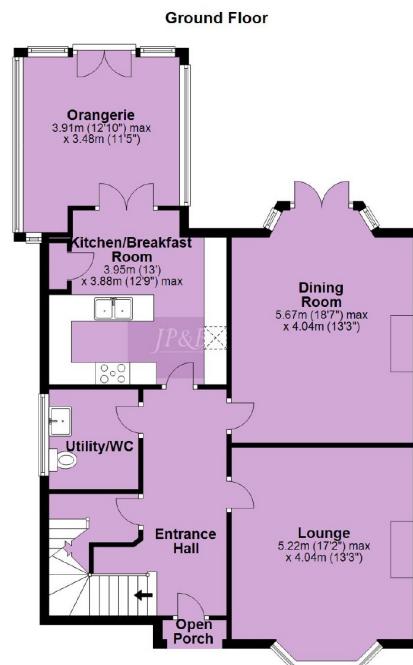
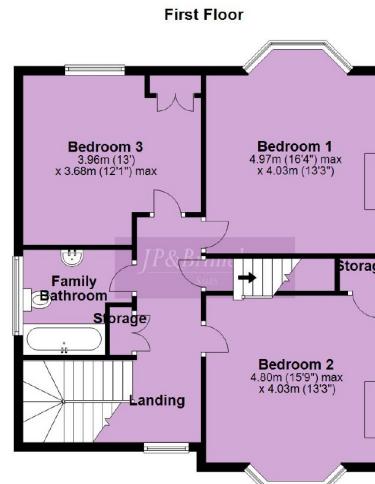
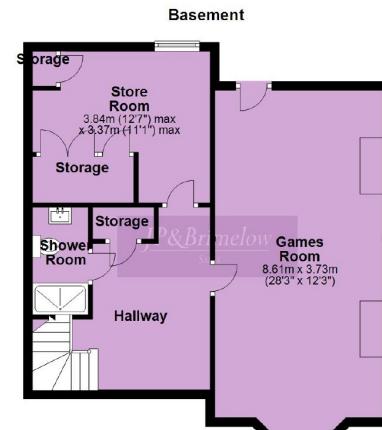




EPC Chart



Freehold FREEHOLD with a chief rent of £ Council Tax Band: D



Chorlton & Didsbury Sales
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk

[OnTheMarket.com](#)

[The Property Connection](#)

[realestate](#)

[rightmove](#)

[NETHOUSEPRICES](#)

[BEST
AGENTS
AWARD](#)

JP&Brimelow
SALES

NOTICE: J P & Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of J P & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows

