

17 Polruan Road, Chorlton, Manchester, M21 9NR





4 2 2 C

*****VIDEO TOUR AVAILABLE***** A truly stunning **FOUR BEDROOM**, bay-fronted, extended semi-detached home, situated on a highly sought-after tree-lined road just off Kensington Road in Chorlton. Beautifully styled throughout, the property offers spacious and versatile accommodation across two floors.

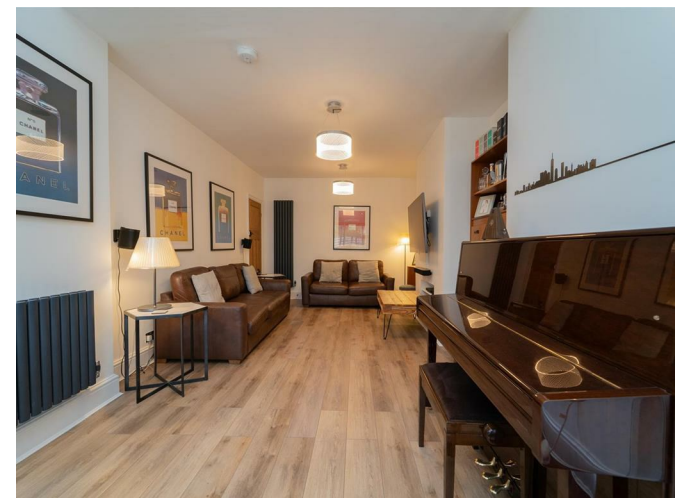
Ideally positioned within walking distance of a wide range of local amenities, including restaurants, delis and shops along Manchester Road, as well as Longford Park. Excellent transport links are available via the Metrolink stations on Wilbraham Road in Chorlton and Firwood, providing direct access to Manchester city centre, MediaCity at Salford Quays, and Manchester Airport.

This thoughtfully designed accommodation comprises an entrance porch and welcoming hallway, a spacious family room with a bay window to the front aspect, and an impressive open-plan living, dining and fitted kitchen area featuring a breakfast bar and sliding doors opening onto the paved terrace and lawned rear garden. Completing the ground floor is a stylish three-piece bathroom suite and a generously sized double bedroom which benefits from built in wardrobes.

To the first floor, the landing leads to three well-proportioned bedrooms all offering built in wardrobes, including a superb bay-fronted principal bedroom, and a stylish fitted three-piece shower room completing this beautiful home.

The property further features some period features including picture railings, stained glazing and feature fireplaces, as well as a driveway providing off road parking. Would suit a young family due to its positioning for the local Primary Schools of Oswald Road and St Johns Primary School. Early internal inspection highly recommended.

£675,000





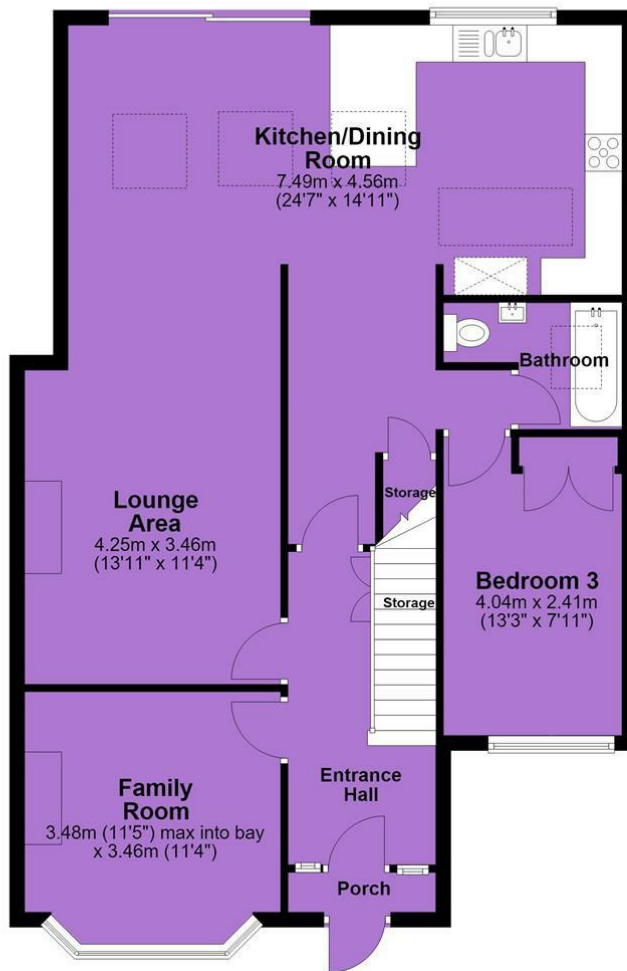
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

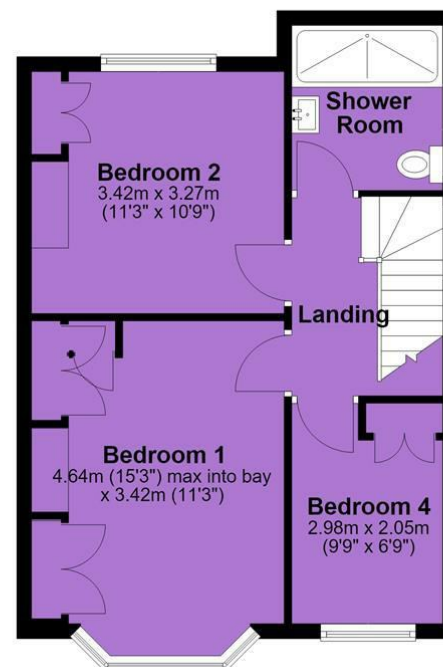


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents 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 JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

