

134 St Werburghs Road, Chorlton, Manchester, M21 8UQ

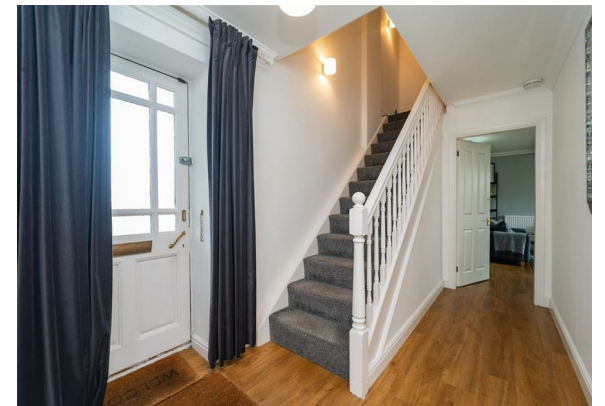


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Offers In The Region Of £350,000

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VIDEO TOUR AVAILABLE RARE OPPORTUNITY acquire this characterful Grade II listed, TWO DOUBLE BEDROOM barn conversion, dating back to the early 1800s. Spanning two floors plus charming courtyard shared gardens, it is situated on a highly sought-after residential road in Chorlton. Within easy walking distance of Chorlton Park, Chorlton centre, and the vibrant bars and restaurants of Beech Road. Just a two-minute walk from the Metrolink station on St Werburgh's Road, offering convenient access to the City Centre and Media City. The well-planned property retains character throughout with original features such as high ceilings, ceiling coving and wooden beams. The accommodation briefly comprises of an entrance hall, a lounge/dining room with access to the shared courtyard-style garden, and a fitted kitchen. On the first floor, there are two double bedrooms and a stylish three-piece bathroom. The property further benefits from gas-fired central heating, an enclosed south-facing courtyard garden shared with two neighbours, and off-road parking.





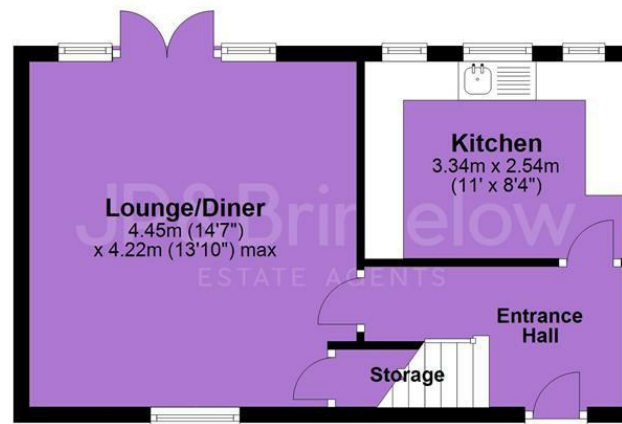
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **D**

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



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