

31 Corkland Road, Chorlton, Manchester, M21 8UP



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ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Rare to market is this imposing and substantial SIX BEDROOM DETACHED period property, sitting proud on a generous corner plot located just moments away from the centre of Chorlton village. This beautiful residence offers living accommodation over FOUR floors including useful chamber cellars.

The excellent Chorlton Park is a short walk away, as well as Beech Road with its independent bars/ shops and restaurants. Good primary and secondary schools are all nearby and the Metro link station on Wilbraham Road giving you direct access into city life.

Upon entering the property, you will be welcomed by an impressive entrance hallway which allows access down into the chamber cellars, a useful downstairs W.C, a large lounge to the front aspect with a bay window and period feature fireplace leading through to the dining room. The spacious fitted kitchen sits to the rear of the property along with a delightful sun room with views and access out into the fabulous rear enclosed garden.

To the first floor the landing reveals three good sized bedroom and a four-piece family bathroom.

Whilst stairs lead to the second floor provide access to a further three bedrooms and a three-piece bathroom suite.

The property benefits from stained glass windows, high ceilings throughout, ceilings covings, stripped and varnished floor boards, original period features, gas fired central heating, solar panels, an alarm system, front and rear enclosed gardens. Double gated access to the side provides off road parking.

Offering a wealth of charm and character throughout, this impressive detached home must be viewed.

£1,085,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



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