



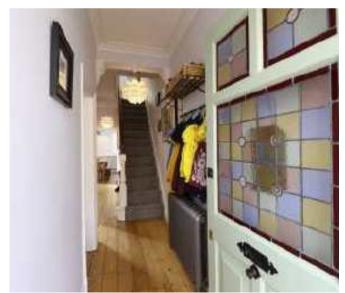
VIDEO TOUR AVAILABLE An attractive & stylishly presented, FIVE **DOUBLE BEDROOMED (Useful cellars** providing further storage), a deceptively spacious, Victorian, bay fronted detached property situated in the heart of Chorlton on a tree lined residential road off Wilbraham Road. Walking distance to the Metrolink station on Wilbraham Road giving you direct access for city life, Manchester Road with all its independent shops/cafes/local amenities, good local primary schools nearby off Oswald Road, Longford parks. This family home has been tastefully updated throughout with a wealth of charm/character throughout boasting over 2000 sq ft including cellars. well-planned accommodation comprises; vestibule, a reception hallway, a lounge with a bay window to the front aspect with a beautiful feature fireplace, a family room and a fitted kitchen/dining room with access out into the rear enclosed South Westerly lawned garden. There are useful chamber cellars which could be converted to create further living space if required. To the first floor there is a landing leading to three wellproportioned double bedrooms and a stylishly presented three-piece white family bathroom. The second floor reveals a landing with two further double bedrooms and a four-piece white family bathroom. The property benefits from original period features, warmed by gas fired central heating, double glazed throughout and a gravel driveway providing off road parking for two cars.

Price: £675,000



















Energy Per	formance Certifi	cate 🖔	HMGovernment
21, Keppel Road, MA	NCHESTER, M21 0BP		
Dwelling type: Date of assessment: Date of certificate:	0228-0048-6271-5340-4294 RdSAP, existing dwelling 152 m ²		
Use this document	to:		
	ngs of properties to see which p a save energy and money by ins		
Estimated energy	costs of dwelling for 3 y	ears:	£ 5,478
Over 3 years you	could save		£ 2,583
Estimated energ	gy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 363 over 3 years	
Heating	£ 4,776 over 3 years	£ 2,289 over 3 years	You could
Hot Water	£ 339 over 3 years	£ 243 over 3 years	save £ 2,583

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cockers, and electricity generated by microgeneration.

£ 2,895

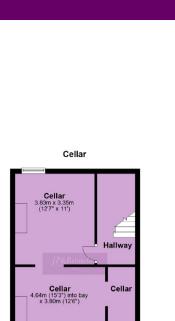


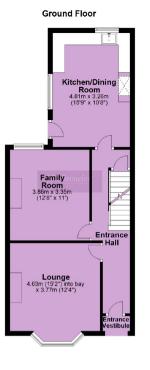
Totals £ 5,478

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be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band of (rating 60). The EPC rating aboven here is based on standard and wales of the properties o

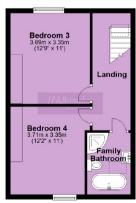
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 966
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,314
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 201











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