



JP & Brimelow
SALES

WILLOWBANK
4 MANCHESTER ROAD, CHORLTON, M21 9JG



WILLOWBANK

Located in the heart of Chorlton is the setting of this incredible gated home, designed by Sonia Pabla-Thomas of Didsbury architects SPACEAP.

An exquisite example of a full back to brick refurbished period renovation, Willowbank extends to over 4,300 sq ft and combines modern, light-filled spaces with elegant materials and examples of outstanding craftsmanship throughout.

SPECIFICATION

KITCHEN

- Bespoke designer Earl & Ginger fitted kitchen
- Corian worktops and island
- Siemens appliances (double fridge, double freezer), 2 ovens, microwave with a warming draw beneath, dishwasher
- Quooker tap with cold, hot, providing filtered and carbonated water
- High performance glazed pocket doors
- High performance double glazed windows
- Resin floor with under floor heating

BATHROOMS

- Duravit suites
- Hansgrohe fixture and fittings
- Luxurious floor and wall tiles
- Under floor heating
- Wall mounted towel radiators
- Integrated mirrored cabinets

EXTERNALLY

- 24 hour CCTV
- Electric double gates
- External waterproof electrical sockets
- External water taps
- Feature lighting throughout the garden
- Lawned gardens
- Rear herb garden with composite decked patio area
- Sedum green roof
- Original cobbled driveway
- Stone features throughout

NOTABLE FEATURES

- Original house, replaced like-for-like skirting boards, cornice, wall panelling
- Walls finished in a neutral colour throughout
- Valliant boiler with tank
- Solar thermal panels
- Security alarm
- Media equipment housed in the boiler room
- Heat recovery systems
- Hardwired smoke detectors
- Externally installed finished off silicone render
- Cast iron radiators
- Sea grass carpets
- Luxury deep pile carpets
- 0.34acre site





LAYOUT

Entry is at ground level, through a porch and entrance reception hallway with views through to the impressive living area. There is a study with a bay window to the front aspect, dining room/play room and a downstairs W.C.

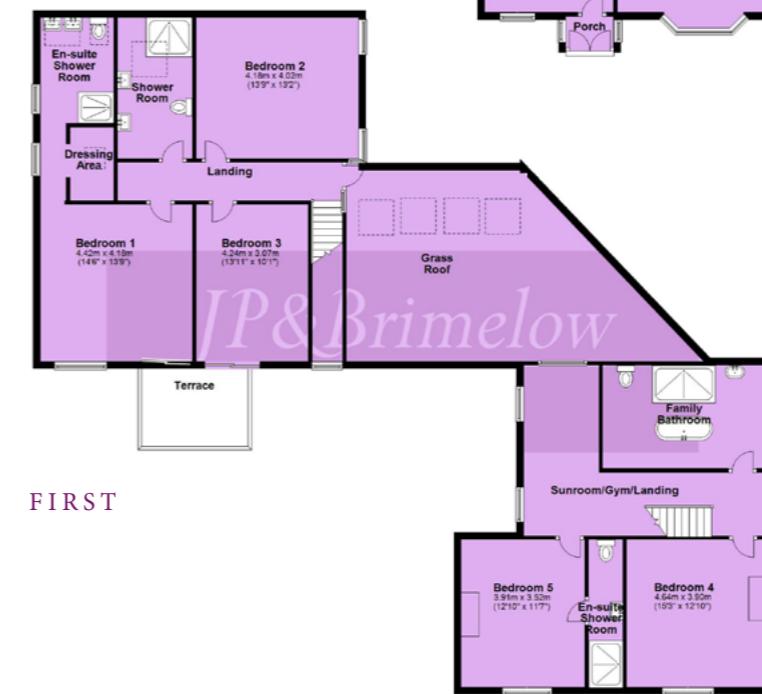
Stairs leading to the first-floor landing provide an open gallery being used as a gym/sun room, two double bedrooms - one benefits from an ensuite shower room and a beautiful four-piece family bathroom.

Double doors open into the modern glazed wing, framed by a stunning fireplace. Separating this space from the lounge and the fully fitted kitchen/dining/breakfast room with access out into a rear private herb garden, there are sliding glazed doors to the front with access out onto the terrace at ground level with a step down into the lawned garden.

Kitchen appliances are by Siemens. A utility room, downstairs W.C, store room and a boiler room complete this impressive ground floor accommodation.

A floating glass balustrade staircase is first met with an open landing with a glazed door leading onto a large natural grass roof. There are three further double bedrooms, a four-piece shower room and a master suite that comprises; a dressing room, a four-piece shower room and an enclosed balcony to the front aspect. Bathroom fixtures are by Duravit throughout the property, warmed by a combi Valliant boiler providing gas fired central heating.

Electric gates lead to a cobble driveway, providing secure off-road parking to the front aspect. The lawned gardens are private and screened by a well-established Bamboo hedge. The excellent boutiques, restaurants, cafes and bars for which Chorlton Green is loved by so many, are moments away on Beech Road.



GROUND

Porch	
Reception Hallway	
Study	4.81m x 4.65m
Dining Room	3.91m x 3.91m
Living Area	23.8m x 17.1m
Kitchen Area	9.32m x 5.46m
Utility Area	

FIRST

Bedroom One	4.42m x 4.18m
Dressing Area	
Ensuite Shower Room	
Terrace	
Bedroom Two	4.18m x 4.02m
Bedroom Three	4.24m x 3.07m
Terrace	
Shower Room	
Sunroom/Gym/Landing	
Bedroom Four	4.64m x 3.90m
Bedroom Five	3.91m x 3.52m
Family Bathroom	





CHORLTON

Chorlton is a property hotspot lying at the very heart of Manchester's most vibrant and fashionable suburb, this is a village community amongst leafy roads with all of the local amenities you could wish for in close proximity to Manchester city centre.

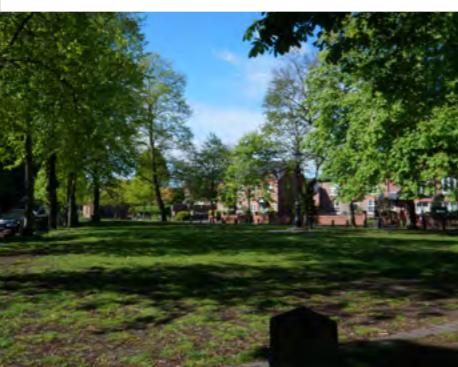
Willowbank is situated in the centre of Chorlton village sandwiched between Wilbraham Road and High Lane in this charming area. A short stroll from nearby Beech Road where there is an abundance of lively bars, restaurants, gift shops and independents to choose from. Beech Road is a prime destination for artisan shopping and socialising. Venture further on Barlow Moor Road to find even more places to shop, dine, drink and relax.

Once you've walked down Beech Road and arrived at Chorlton Green, you instantly feel like you've left the city far behind.

Chorlton Green also has fantastic access to the countryside as well as urban parks. Meandering through the tree lined paths of Chorlton Ees Nature Reserve you'll discover meadows and lakes perfect for dog walking, running along the river Mersey. From here you can link up to a network of off-road cycling paths that take you across the city and into Cheshire.

There are many urban parks too with Beech Road and Longford Parks being two of the best known.

Chorlton is a place like no other.



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