



Hurstville Road
Chorlton
M21 8DH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

24 Hurstville Road
Chorlton
M21 8DH



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Guide Price £625,000

A MUCH IMPROVED, WELL PRESENTED AND SPACIOUS FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY

Excellent family accommodation incorporating a skilfully executed loft conversion with en-suite facilities. Less than a ten minute walk to the Metrolink Station providing direct access to Manchester Airport and City Centre. Within catchment area for excellent local primary schools, including Ofsted Rated excellent Brookburn Community School. Peaceful cul-de-sac location with nearby pedestrian access to Chorltonville. Large double reception room offering distinct lounge and dining areas. Breakfast kitchen with built-in oven and hob. Two extremely well appointed bathrooms. Off road parking facilities. Pleasant, above average sized enclosed garden to the rear. Popular cul-de-sac location within easy reach of local amenities including the popular 'Beech Road' area. Double glazed windows and exterior doors. Gas central heating system-combination boiler. (Vaillant). Freehold. Has to be viewed to be appreciated. Planning permission recently granted for a single storey ground floor extension offering potential to enhance the ground floor living accommodation further. Virtual Tour Available.

TO THE GROUND FLOOR

Storm Porch

Hardwood construction with double glazed double doors and side panels. Built on at the front of the house of part brick construction.

Entrance Hall

With a radiator and stairs leading off to the first floor rooms with an understairs storage cupboard off. Feature entrance door with an adjacent window with leaded lights and stained glass inserts. Exposed floorboards.

Through Lounge/Dining Room

With a decorative period fireplace in the dining section and a log burner in the lounge. Double glazed bay window featuring encapsulated stain glass with fitted seating to the front and a double glazed window to the rear overlooking the garden. Two radiators and engineered oak wood flooring right through.

Extended Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. Tiled areas, double glazed window to the side and double glazed double doors out to the garden. Radiator. Breakfast bar facility. Space for appliances. Integrated dishwasher and plumbing for a washer. Cupboard housing the combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a feature double glazed window to the side with leaded lights and stained glass inserts.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Built in storage space.



Bedroom (2)

With a radiator and a double glazed window to the rear. Built in wardrobe/storage space.

Bedroom (3)

With a radiator and a double glazed window to the rear.





Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Linen storage area, over the bath shower with an anti splash screen fitted and tiled areas. Extractor fan, double glazed window to the side and a ladder radiator.

TO THE SECOND FLOOR

A STAIRCASE LEADS FROM THE FIRST FLOOR LANDING TO:



Second Floor Landing

With a Velux window. Door to:

Master Bedroom

With a feature radiator and Velux window, with a double glazed window to the rear. Excellent range of fitted wardrobes and storage space. Eaves storage.



En-Suite

With a walk-in shower, a low level WC and a washbowl with storage below. Double glazed window to the rear, tiled areas and a chrome ladder radiator. Extractor fan and underfloor heating.

Outside

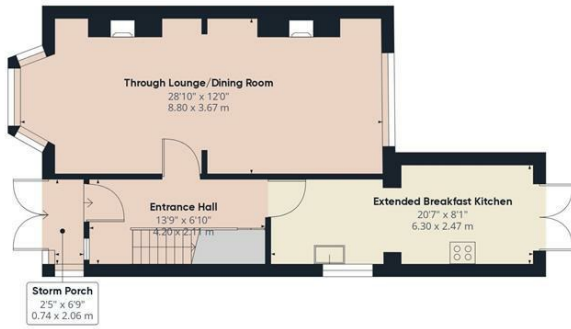
To the front of the house is a garden area and a driveway for off road parking. To the rear is an above average sized enclosed garden with lawn, timber storage facilities etc.





24 Hurstville Road, Chorlton, M21 8DH





Ground Floor



Floor 1



Floor 2

Approximate total area[®]

1357.23 ft²
126.09 m²

Reduced headroom

20.06 ft²
1.86 m²

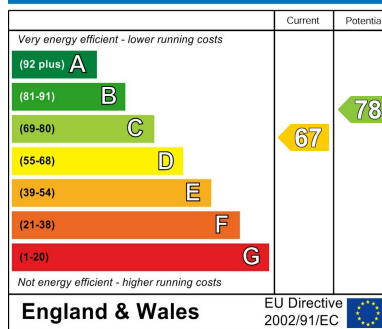
(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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