



*Jordan fishwick*

Briarfield, 501 Wilbraham Road, Chorlton, M21 0UJ

Guide Price £995,000

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## The Property

A superbly presented SEMI DETACHED EDWARDIAN FAMILY RESIDENCE of grand proportions, boasting EIGHT BEDROOMS, SIX BATHROOMS and in excess of 3500SQFT VERSATILE ACCOMMODATION OVER FOUR FLOORS. This delightful property benefits from a SOUTH FACING REAR GARDEN as well as a gated DRIVEWAY, accessed via Chandos Road South, providing off road parking and will prove an ideal family home, positioned within a short stroll of Chorlton Village and all local amenities, schools, parks and transport links including the Metro (Chorlton) which is only 0.2 miles away. This wonderful home further benefits from having MANY ORIGINAL FEATURES THROUGHOUT as well as a TWO BEDROOM APARTMENT TO THE CONVERTED CELLARS. The extensive accommodation briefly comprises: covered porch, entrance hallway, 17ft lounge with large bay window, sitting/dining room with Inglenook fireplace, original stained glass windows and large bay window overlooking the rear garden, kitchen, utility room, w/c. To the first floor there are three well proportioned en-suite bedrooms, storage room and boiler room. The second floor reveals two further en-suite double bedrooms as well as the sixth bedroom/dressing room. The lower ground floor accommodation comprises: open plan living/dining/kitchen, 18ft bedroom, second bedroom, shower room, utility room and storage cellar. Externally, to the front of the property is a walled landscaped garden, mainly laid to lawn with mature hedgerow borders extending to the side of the property. To the rear, a private South facing garden features decorative gravel and timber decking as well as mature trees and shrubbery offering privacy. The gated driveway is located to the rear of the garden and is accessed from Chandos Road South. An internal viewing of this fine family home is most highly recommended. Council Tax Band E. EPC rating D.



- Beautifully presented Edwardian property of character
- 3500sqft versatile accommodation over four floors
- Eight bedrooms and six bathrooms
- South facing rear garden
- Gated driveway providing off road parking
- Many original features retained
- Two bedroom apartment to the converted cellars
- Stone's throw from Chorlton Village, all local amenities and parks
- Walking distance to multiple schools and 0.2 miles to the Metro
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	



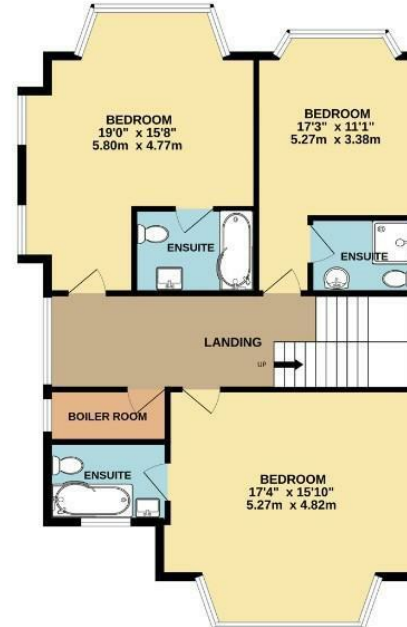
BASEMENT  
901 sq.ft. (83.7 sq.m.) approx.



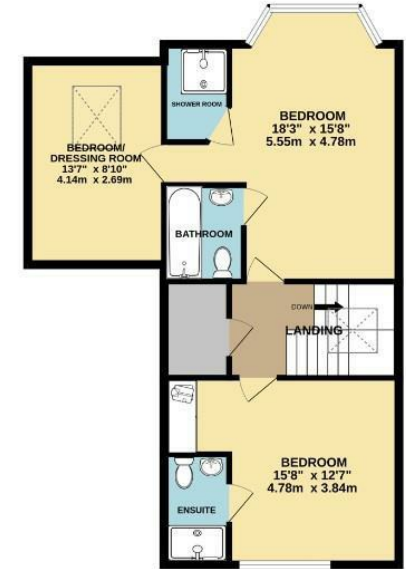
GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



2ND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 3510 sq.ft. (326.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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