

10 Stockton Road, Chorlton Green, Manchester, M21 9ED



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ESTATE AGENTS



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VIDEO TOUR AVAILABLE A rare opportunity to acquire an outstanding architecturally remodelled Victorian property. Located on a premium, sought-after road in the heart of Chorlton Green off Beech Road. The property has undergone extensive renovations by the current owners extending to over 2,063 sqft of exquisitely crafted accommodation. Offering FIVE BEDROOMS, the property has been meticulously rebuilt from ground up and showcases uncompromised attention to detail throughout.

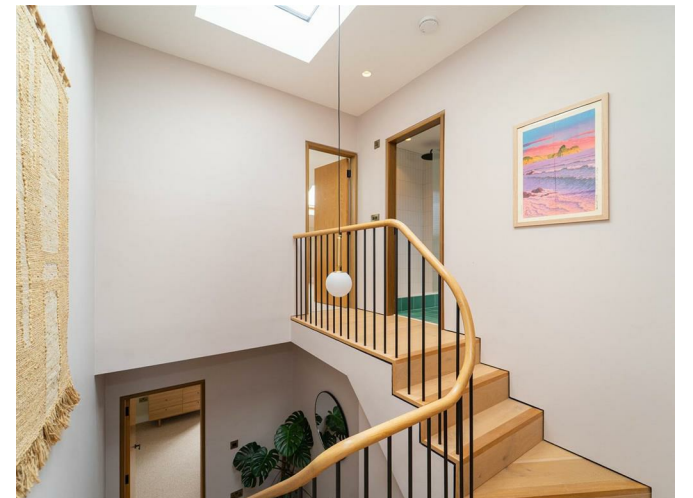
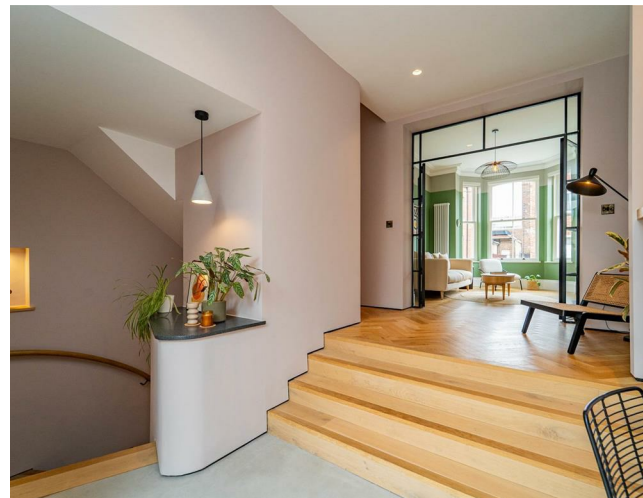
Internally, the property opens into a welcoming entrance hall, leading through to a beautifully proportioned lounge, complete with an attractive bay window. Elegant Crittall-style doors open through to a versatile reception space, whilst access is provided to the fully converted basement, offering valuable additional accommodation and versatility. A few steps lead down into the impressive open-plan kitchen and dining space, which forms the true heart of the home. The oak Kitchen has been finished to an exceptional standard, featuring a superb range of high-end fixtures and fittings, complemented by a substantial central breakfast island and generous dining area featuring a oversized skylight which floods the room in natural light. Large bespoke doors provide a seamless connection to the private, enclosed rear garden.

The basement level has undergone an extraordinary renovation, purposefully designed with larger than average ceiling height creating a double bedroom, invaluable storage space, a contemporary W.C, boiler room, and utility room.

To the first floor there is a generous principal bedroom offering a dressing room, and a four-piece en-suite shower room. An additional bedroom, and a white three-piece bathroom suite.

Stairs leading to the second-floor landing reveal two further double bedrooms with one benefiting from eaves storage, and a luxurious three piece shower room completing this opulent residence.

£1,050,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tenure: Freehold Council Tax Band: D



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