



58 Brundretts Road, Chorlton  
Manchester

£675,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 58 Brundretts Road

Chorlton, Manchester

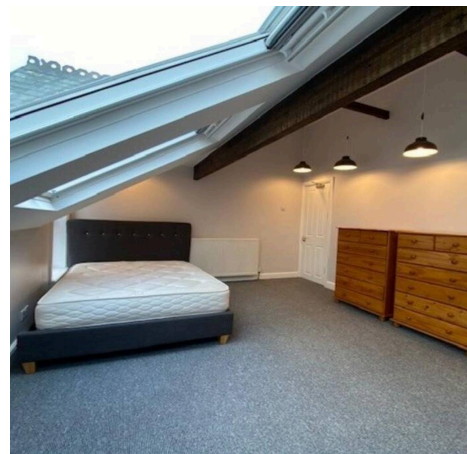
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Spacious and Well Presented, Period Semi Detached Property
- Measuring a Highly Impressive 1964 SQ FT Over Four Floors
- Five Good Sized Double Bedrooms and Two Contemporary Bathroom Suites
- Useful Cellars with potential to Convert (STPP)
- Located Only Moments from Chorlton Village and Excellent Transport Links
- Two Large Reception Rooms and a Modern Fitted Kitchen
- South Westerly Facing Garden
- Offered to the Market with No Vendor Chain



## 58 Brundretts Road

Chorlton, Manchester

A spacious and well presented, bay fronted period semi detached property which is located in the heart of Chorlton Village and only moments away from local amenities and excellent transport links. The property measures a highly impressive 1964 SQ FT over four floors and boasts an abundance of features throughout. Offering five large double bedrooms, two contemporary bathroom suites, two good sized reception rooms, modern fitted kitchen, Utility room and cellar. The property also benefits from a South Westerly facing private garden. Offered to the market with No Vendor Chain. Early viewing is highly recommended.

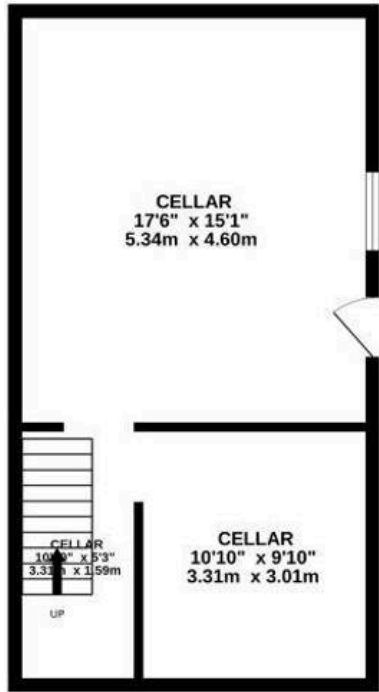
Internally the property comprises of a welcoming entrance hallway and a bay fronted living room with attractive stain glass windows. The ground floor also benefits from a modern fitted kitchen which provides access to the rear garden. A further spacious reception room, currently used as a bedroom, completes the ground floor. To the end of the hallway there are stairs to the lower ground floor which contains useful cellars which provide a utility room, excellent storage space and also offer potential for conversion (STPP).

To the first floor are three good sized double bedrooms, including an especially large main bedroom at the front of the house that enjoys an abundance of natural light. A stylish new three-piece bathroom suite serves all three bedrooms.

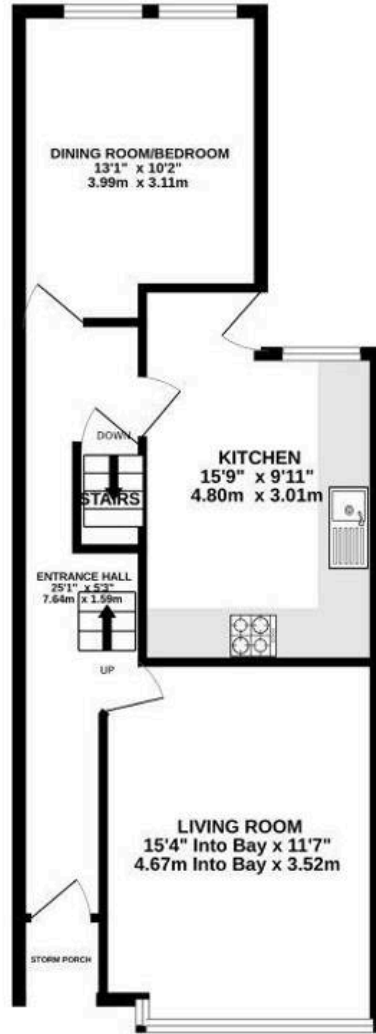
To the second floor there are two further bedrooms, both benefiting from attractive velux windows that create light and airy spaces which could also be



**BASEMENT**  
428 sq.ft. (39.8 sq.m.) approx.



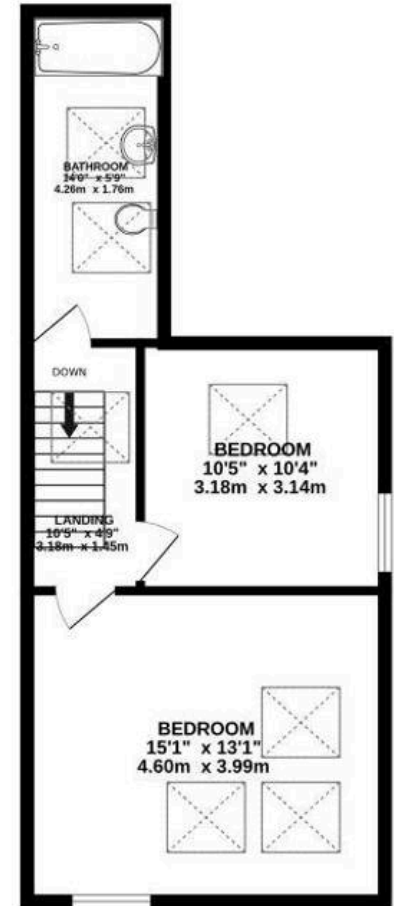
**GROUND FLOOR**  
568 sq.ft. (52.8 sq.m.) approx.



**1ST FLOOR**  
533 sq.ft. (49.5 sq.m.) approx.



**2ND FLOOR**  
435 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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