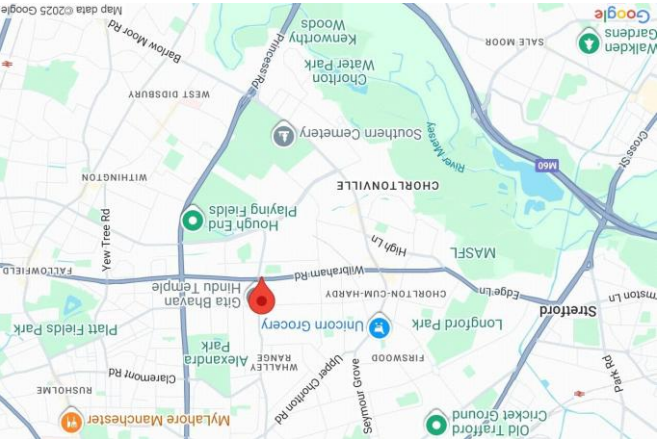
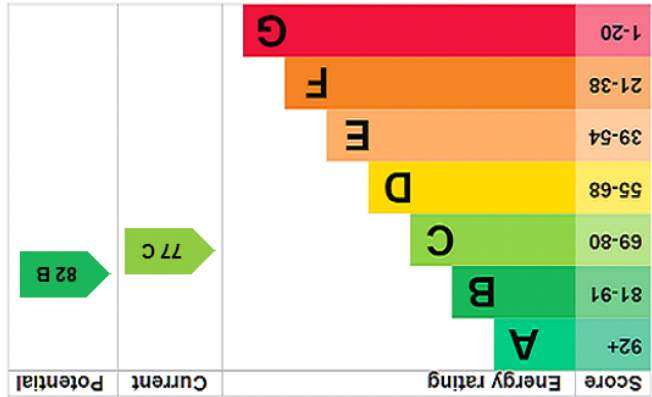


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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.  
Made with Metropia 5/2025



PHILIP JAMES  
KENNEDY

385 WILBRAHAM ROAD  
CHORLTON, M21 0UT



# ASKING PRICE £1,100,000

AN EXCEPTIONAL DETACHED FAMILY RESIDENCE which has been METICULOUSLY DESIGNED to create a STYLISH FAMILY HOME with ELEGANTLY PROPORTIONED PRINCIPAL ROOMS. This wonderful property boasts THREE DISTINCT RECEPTION AREAS, a BEAUTIFULLY DESIGNED MODERN KITCHEN, SIX DOUBLE BEDROOMS and FOUR BATHROOMS/LUXURY MASTER SUITE. 2880 Offered for sale with NO ONWARDS CHAIN. Sq.Ft

Occupying a generous overall garden plot, the property is located within strolling distance of trendy Chorlton Village offering an array of independent shops, café bars and restaurants as well as the Metrolink on your door step.

The accommodation consists of a bright and welcoming entrance hall with WC and stairs to the first floor. Opening to the left of the hallway is the family room. Double doors open from the hallway into the elegantly proportioned double length living room extending to nearly 24ft. Doors open from the living room into the dining room, which provides the perfect space for formal dining with doors out to the garden. Opening from the dining room is the spectacular open plan 23ft kitchen, fitted with an ample selection of sleek modern base and wall units, all complemented by marble tops and integrated appliances. There is also access to the kitchen from the hallway. Further to the ground floor is the utility room.

Marble flooring with underground heating runs throughout the ground floor.

Stairs from the hallway rise to the first floor gallery landing, revealing the principal suite, with dressing room and well-appointed en-suite. There are a further three double bedrooms with one benefitting from an en-suite shower room. The floor is further served by the family four piece bathroom.

The second floor is occupied by the final bedroom, with en-suite bathroom.

Set back from the main road the property is approached via a driveway providing parking for multiple cars, with additional parking on the front verge. An opening to the side of the property leads down to the detached garage and garden. The generous garden is mainly laid to lawn with a patio area providing the ideal space for entertaining in the warmer months.

Freehold  
Approx. 2880 Sq.Ft  
Council Tax Band: F

*"An Exceptional Detached Family Residence"*

