

**12 MANCHESTER ROAD
CHORLTON, MANCHESTER M21 9JG
FOR SALE – O/O £800,000**



**DETACHED VICTORIAN TWO STOREY FORMER SOCIAL
CLUB WITH BASEMENTS
OFFERING A TOTAL OF 450 SQ.M. (4847 SQ.FT.).
WITHIN A SITE AREA OF APPROXIMATELY
560 SQ.M. (0.14 ACRES)**

ENTRANCE

Steps leading to double opening entrance door, in turn leading to

ENTRANCE PORCH

Central heating radiator. Ceiling light. With further double opening doors leading through to

GROUND FLOOR (13.2m x 11.4m)

With perimeter sash windows and central heating radiators. Range of ceiling lights. Central built in bar. Double opening uPVC patio doors onto the rear. With doors to each side of the bar leading through to

REAR HALLWAY

With a range of ceiling lights, fire exit, central heating radiator, stairs to first floor and basement. Further doors providing access to

KITCHEN (4.1m x 2.5m)

Comprising stainless steel sink unit set into marble effect worktop with range of base units below and wall units above. Part tiled walls. Two sash windows overlooking the rear patio garden. Ceiling light. Perimeter power points. Central heating radiator.

FEMALE WC

Comprising two cubicles with separate cloaks area with wash hand basin. Fully tiled walls and floor.

MALE WC

Comprising cubicle, separate urinal are, wash hand basin. Fully tiled walls and floor.

FIRST FLOOR ACCOMMODATION

With return staircase to first floor landing with window overlooking the side of the property. Central heating radiator. Fluorescent strip ceiling light. Doors proving access to

FUNCTION ROOM/SNOOKER ROOM (13.3m x 7.4m)

With a range of sash windows overlooking the front of the property. Perimeter central heating radiators. Range of ceiling lights. Fire exit.

FUNCTION ROOM 2 (5.6m x 4m)

With sash windows overlooking the rear of the property. Perimeter central heating radiators and power points. Range of ceiling lights.

OFFICE (2.6m x 1.9m)

Sash window overlooking the rear. Ceiling light.

BOILER ROOM (2.6m x 1.5m)

WC'S (4m x 3.9m)

BASEMENTS

Accessed from the ground floor inner hallway. Comprising 5 chambers, ceiling height of 2.1m

CHAMBER 1/BOILER ROOM – 4.1m x 3.8m

CHAMBER 2 – 4.1m x 2.5m

CHAMBER 3 – 5m x 4m

CHAMBER 4 – 7.3m x 5.5m with drop from the front of the building and wall mounted electric

Chamber 5/BEER CELLAR – 6.4m x 5.5m

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars

OUTSIDE

To the front of the property there is a flagged path leading to entrance door with garden to each side. To the rear of the property there is a patio garden with lawned area beyond with perimeter wall and fencing.

TENURE - TBC

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

