

4 Christie Way, Chorlton, Manchester, M21 7QY



**JP&Brimelow**  
ESTATE AGENTS





5 3 2 B

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented FIVE DOUBLE BEDROOM, modern three storey semi-detached property, located on a private residential cul-de-sac, off Barlow Moor Road in Chorlton. The development was designed and built by Elan Homes in 2020 and is situated in an excellent location making it a highly desirable residence.

Within walking distance to Chorlton Water Park, Chorlton Golf Club, Burton Road (West Didsbury) and top-rated schools like Barlow Hall, Chorlton Park Primary and Didsbury High School. Excellent transport links include the Metrolink, Princess Parkway, and access to the city centre, motorways, and Manchester International Airport.

In brief, the accommodation comprises of an entrance hall, a two-piece downstairs W.C, an impressive open plan fitted kitchen with Smeg appliances and granite worktops. A spacious living/dining/family room with bi-folding doors leading out into the rear lawned and landscaped garden.

The first floor landing leads to a master bedroom complete with fitted wardrobes and a beautifully presented three-piece en-suite. There is also a lounge/cinema room to the rear with views into the rear garden, which could become a fifth bedroom if desired.

The second floor landing reveals three further bedrooms and a stunning three-piece family bathroom completing this fantastic home.

The property also benefits from a driveway providing two allocated off-road parking spaces (with an in-built electric vehicle charge point), both front and rear landscaped gardens (the rear with a lawn and separate decked and seating area), an alarm system and warmed by gas fired central heating.

This property is ideally situated in walking distance to Burton Road in West Didsbury, known for its independent shops, cafes, and vibrant nightlife, offering a balance of tranquillity and urban convenience.

Perfect for families or professionals seeking a modern, stylish home in a quiet sought-after location!


£575,000







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 	



Tenure: Freehold Council Tax Band: E





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