

32 New Barns Avenue, Chorlton, Manchester, M21 7DB



**JP & Brimelow**  
ESTATE AGENTS



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**\*\*\*VIDEOTOUR AVAILABLE\*\*\*** A spacious and bright **FOUR DOUBLE BEDROOM** modern townhouse nestled within a sought-after residential development, off Nell Lane in Chorlton.

Perfectly positioned, the property benefits from Chorlton Park and Chorlton Park Primary School quite literally on the doorstep, alongside a choice of three excellent secondary schools within a short 10-minute stroll. Barlow Moor Road Metrolink station is just minutes away, providing swift, direct access to the City Centre, MediaCity and Manchester International Airport.

This thoughtfully designed home is arranged over three floors and briefly comprises a welcoming entrance hallway, a converted garage now serving as a study with additional storage to the front, a downstairs W.C., a practical utility room, and a double bedroom (currently used as a family room) opening onto the enclosed rear garden.

The first floor features a fully fitted kitchen/diner to the front and a spacious lounge to the rear. Stairs rise to the second floor, where the principal bedroom benefits from a modern three-piece ensuite shower room, alongside two further double bedrooms and a three-piece family bathroom.

The property further benefits from gas-fired central heating, high ceilings, an enclosed rear garden, and a driveway providing off-road parking. An attractive home with well-proportioned living spaces and excellent amenities nearby.

**£475,000**





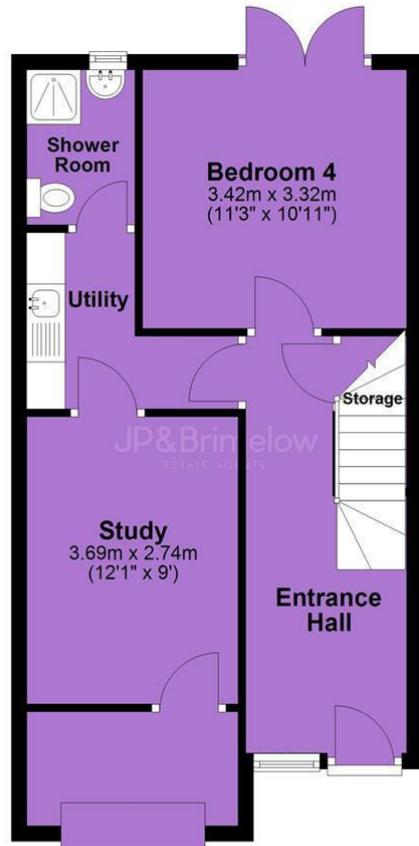
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</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 

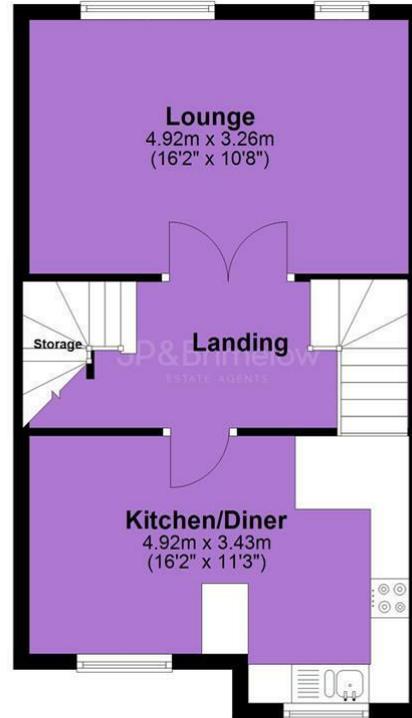


Tenure: Freehold Council Tax Band: E

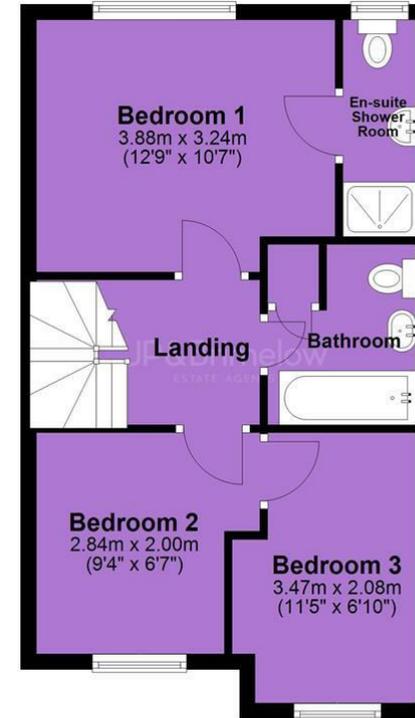
### Ground Floor



### First Floor



### Second Floor



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