

294 Mauldeth Road West, Chorlton, Manchester, M21 7RF



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE A tastefully extended and attractive THREE BEDROOM and a useful loft room, bay-fronted, semi-detached property situated on a highly regarded residential road in Chorlton.

Within a fifteen- minute walk of the Metrolink Station on Mauldeth Road West, which provides direct access into the City Centre and Media City as well as Manchester airport. Nearby to the centre of Chorlton and all of the amenities on Beech Road. Hough End playing fields opposite and Whalley Range Tennis Club are also nearby, as well as several secondary schools.

In brief, the accommodation consists; a porch, entrance hallway, a downstairs W.C, a lounge with a bay window to the front aspect and an impressive open plan dining/fitted kitchen/breakfast room completes the ground floor with access into the rear enclosed lawned garden.

Whilst to the first floor there is a landing leading to three, bedroom two benefits from a three-piece ensuite shower room and a further three-piece family shower room.

To the second floor there is a useful loft room with storage,

The property benefits from a driveway providing off-road parking and access to a useful garage, warmed by gas fired central heating, a front enclosed lawned gardens with a generous rear enclosed lawned garden with well-established planted flower beds.


A fantastic family home or would suit a professional couple due to the location. Early viewing is highly recommended.

£500,000





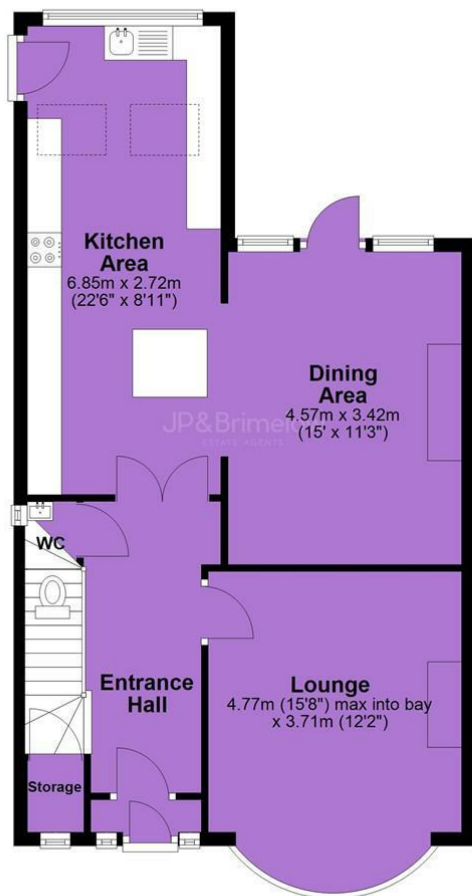
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

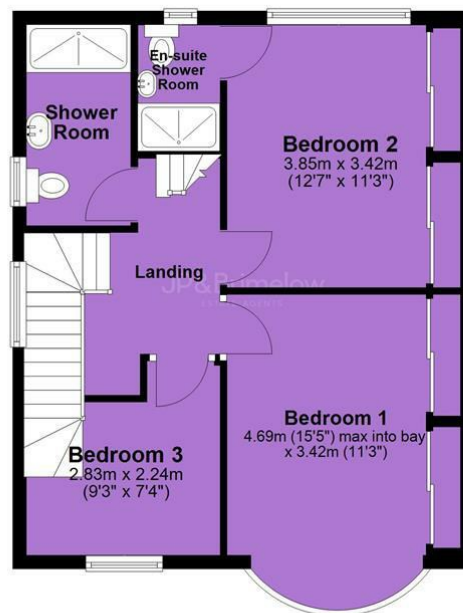


Tenure: Freehold Council Tax Band: D

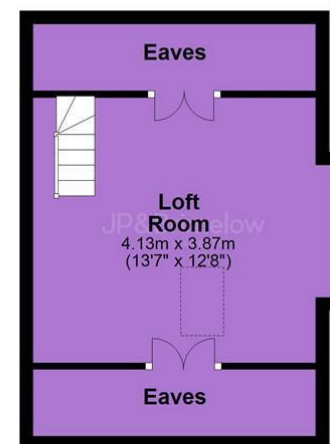
Ground Floor



First Floor



Second Floor



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