

32 Chatburn Road, Chorlton, Manchester, M21 0XW

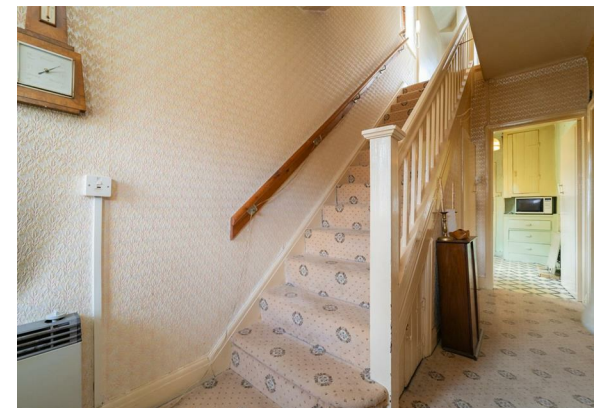


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Offers In The Region Of £385,000

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VIDEO TOUR AVAILABLE A spacious, THREE BEDROOM, bay-fronted, semi-detached property, located in a highly popular residential area off Kings Road. IN NEED OF UPDATING THROUGHOUT. Located just a ten-minute walk from the vibrant bars, restaurants, and cafes on Beech Road, this property is also close to Chorlton Park, excellent primary and secondary schools, and the Metrolink Station on St Werburgh's Road, offering direct connections to the City Centre, Media City, and Manchester Airport. The well-thought accommodation consists of a porch, an entrance hall with useful storage space, a lounge with a bay window to the front aspect, a family room, and a kitchen/Breakfast room providing access into the enclosed rear garden. To the first floor there is a landing leading to three well-proportioned bedrooms and a fitted three-piece family bathroom. Additional benefits include a garage to the rear, a driveway providing off-road parking, and both front and rear enclosed gardens. Internal inspection is highly recommended. OFFERED WITH NO VENDOR CHAIN.





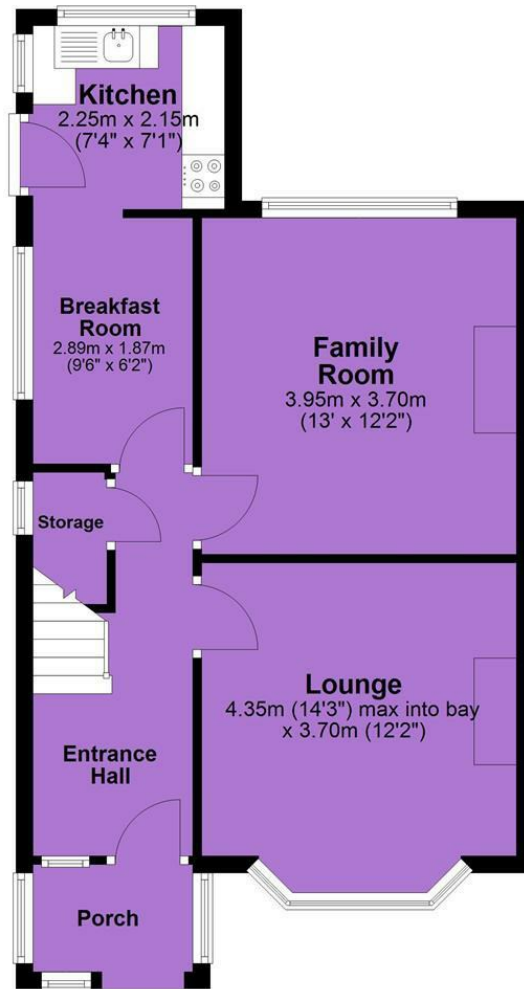
EPC Chart

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

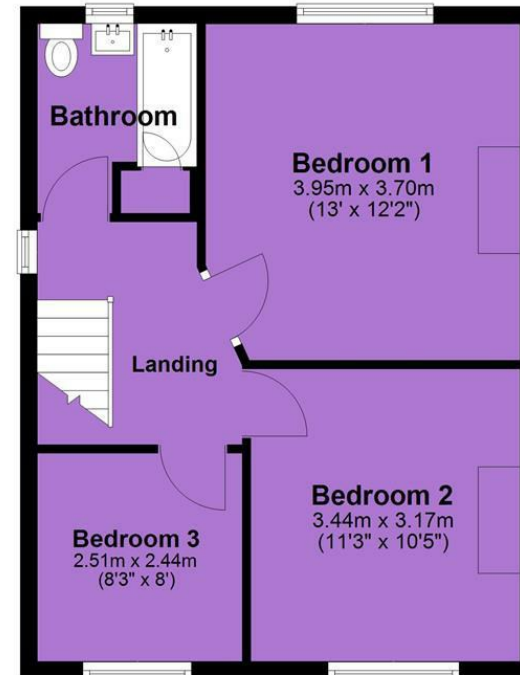


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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