

4 Bryan Road, Chorlton, Manchester, M21 0RH



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ESTATE AGENTS





4 2 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A deceptively spacious FOUR BEDROOM, bay fronted semi-detached property in a highly popular residential area here in Chorlton, off Buckingham Road.

Chorlton village provides a lively and vibrant atmosphere and includes street cafes, bars and restaurants. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn supermarket.

The well-designed accommodation consists of a porch, an entrance hall, a dining room with a bay window to the front aspect, a lounge with views and access out into the rear enclosed lawned garden and an extended fitted kitchen/breakfast room completing the ground floor.

Whilst to the first floor you will find a landing leading to a sizable main bedroom with its three-piece en-suite shower room and useful built-in storage. Three further bedrooms and another three-piece bathroom finishing the second floor.

The house is warmed by gas fired central heating, has off road parking for a number of cars with a driveway to the front aspect and a good-sized rear lawned garden with a detached garage.

Within a ten-minute walk to the Metrolink station on Wilbraham Road, this will provide easy access to a range of amenities including direct link to Media City and all the excitement of city life.

£475,000









## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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: C



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