

107 Darley Avenue, Chorlton, Manchester, M21 7QR



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VIDEO TOUR AVAILABLE A delightful and extended, FOUR BEDROOM plus playroom, semi-detached property. Situated on a highly regarded tree lined road, off Maitland Avenue in Chorlton.

The property is within walking distance of Chorlton Water Park, Chorlton Golf Club, with Barlow Hall & Chorlton Park Primary Schools nearby and good transport links on Barlow Moor Road. Close by is Princess Parkway giving direct access into the City Centre and Manchester International airport.

In brief the property consists of; an entrance hall with useful under stairs storage cupboard, a play room, a good-sized lounge/diner with bay window to the front aspect, a kitchen/breakfast room with views and access out into the rear SOUTH/WEST facing garden, and a utility room complete with W.C.

Stairs leading to the first-floor landing reveals two good sized bedrooms, one offering an en-suite shower room whilst the other benefits from built in wardrobes. Additionally, there are two further bedrooms and a three-piece bathroom suite completing this spacious property.

The property benefits from gas fired central heating, an alarm system, high ceilings, a driveway providing off road parking for multiple vehicles, and a rear enclosed garden.

£500,000





EPC Chart

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

Ground Floor



First Floor



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