7, Derwent Avenue, Chorlton, Manchester, M21 7QP

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VIDEO TOUR AVAILABLE A stylishly presented, FIVE BEDROOM, modern, three storey townhouse, located on a private residential road, off Barlow Moor Road in Chorlton. The development was designed and built by Elan Homes and is situated in an excellent location making it a highly desirable residence.

Within walking distance to Chorlton Water Park, Chorlton Golf Club, Burton Road (West Didsbury) and top-rated schools like Barlow Hall, Chorlton Park Primary and Didsbury High School. Excellent transport links include the Metrolink, Princess Parkway, and access to the city centre, motorways, and Manchester International Airport.

In brief, the spacious accommodation comprises; a porch, entrance hall, an impressive open plan family/dining/kitchen with integrated appliances and quartz worktops. A spacious ground floor with French doors to the rear leading to a landscaped garden.

The first-floor landing leads to a L shaped lounge/study to the front aspect benefiting from high feature ceilings, which could become a fifth bedroom if desired. To the rear there is bedroom two that has a balcony with French doors opening inwards and benefits from a three-piece en-suite bathroom. The second-floor landing reveals three further bedrooms and the master bedroom also has a balcony with French doors opening inwards. Further benefit is a three-piece ensuite shower completing this fantastic home.

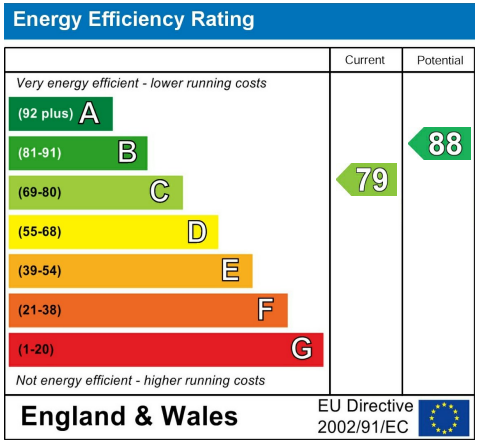
The property also benefits from a block paved driveway providing off-road parking (with additional parking opposite on the private road), both front and rear landscaped gardens (the rear with a decked terrace ideal for entertaining), and warmed by gas fired central heating.

This property is ideally situated in walking distance to Burton Road in West Didsbury, known for its independent shops, cafes, and vibrant nightlife, offering a balance of tranquillity and urban convenience.

Perfect for families or professionals seeking a modern, stylish home in a sought-after location!

£600,000

EPC Chart



Tenure: **Freehold** Council Tax Band: **E**

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