

16 Manor Drive, Chorlton, Manchester, M21 7GQ



**JP&Brimelow**  
ESTATE AGENTS



 4  2  3  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A light and spacious, FOUR DOUBLE BEDROOM semi-detached family residence, ideally positioned on a highly sought-after tree-lined residential road in Chorlton, just off Darley Avenue, offering generous living accommodation and well-proportioned bedrooms.

Within walking distance to Chorlton Water Park and Burton Road in West Didsbury, with fantastic transport links on your doorstep into Manchester City Centre, providing easy access to a range of amenities including theatres, museums, art galleries, and all the excitement of city life, as well as Manchester International Airport for convenient national and international flights.

This thoughtfully-planned family home offers a porch, a welcoming entrance hallway, a downstairs W.C, and a dining room with a charming bay window to the front. A lounge that flows through to a dining area with views over the lawned garden, while the fitted kitchen/breakfast room provides direct access out to the garden.

To the first floor, a landing provides access to four well-proportioned bedrooms, a three-piece shower room, and an additional shower room. A useful loft room offers further storage space.

The property also features high ceilings, coving, and picture rail detailing, along with gas-fired central heating. A driveway provides off-road parking, while lawned gardens are found to both the front and rear of the home. Internal inspection is highly recommended to appreciate this fantastic home.

£695,000





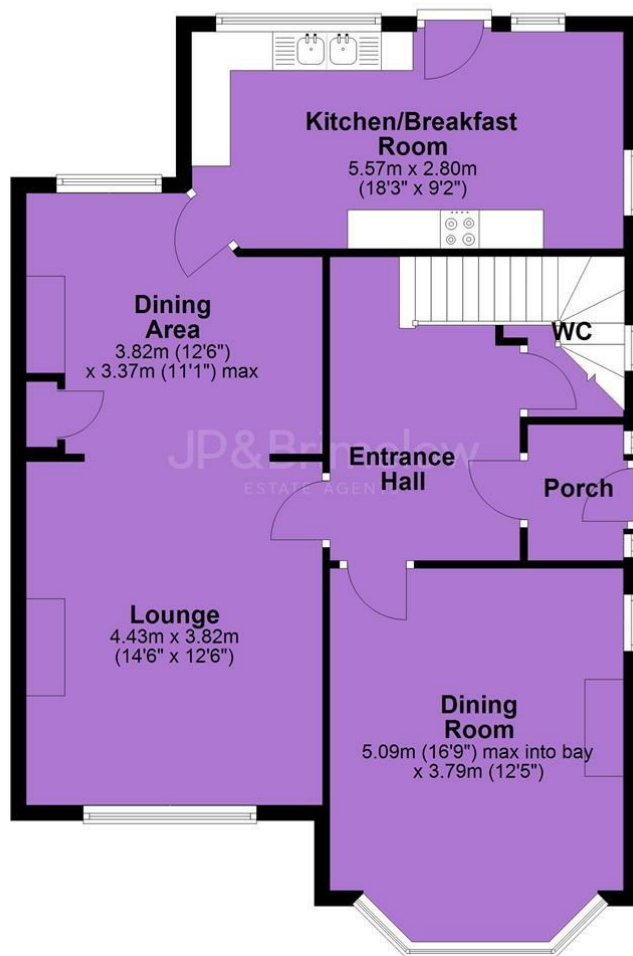
## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 82        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

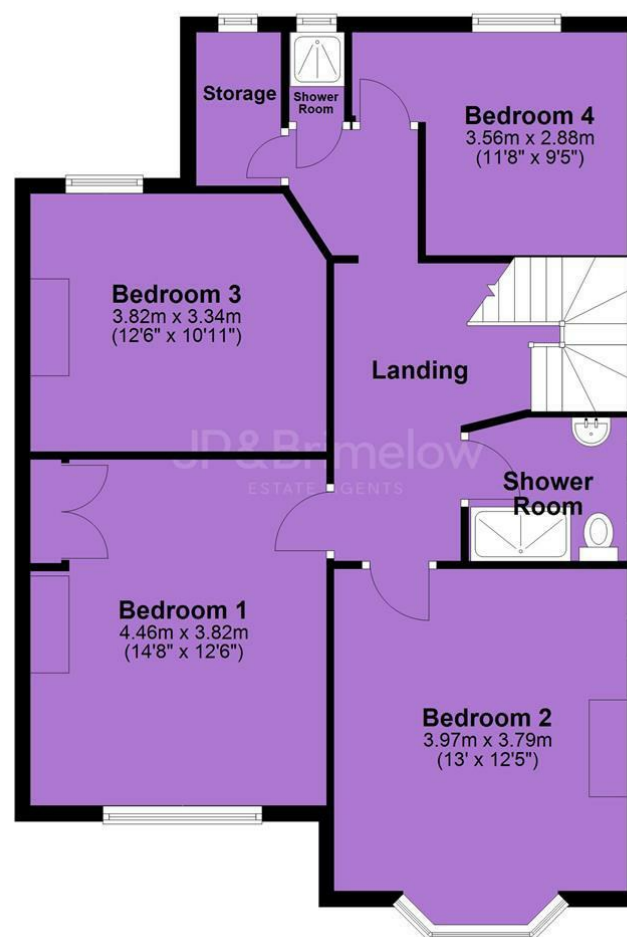


Tenure: Freehold Council Tax Band: E

## Ground Floor



## First Floor



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