

9 Houghend Avenue, Chorlton, Manchester, M21 7SF



JP&Brimelow
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Offers In The Region Of £300,000


 3  1  2  D

VIDEO TOUR AVAILABLE A well kept and spacious THREE DOUBLE BEDROOM semi-detached property situated on a cul-de-sac in highly popular residential area off Mauldeth Road West and on the doorstep to Chorlton Water Park, Chorlton Golf Club and two local primary schools. Houghend Avenue is ideally placed for local transport links into the City Centre, Media City or Manchester Airport, and within easy reach of Barlow Moor Road Metrolink station. Both vibrant West Didsbury Village and Beech Road in Chorlton are a short distance away offering a wide selection of independent shops, bars and restaurants. Well planned throughout, the property comprises of; an entrance hall, a dual aspect lounge/dining room with views out to both the front and rear gardens, two-piece bathroom and separate W.C, kitchen/breakfast room with access out into the rear enclosed garden. Whilst the first floor offers three excellent sized bedrooms. The property benefits from large rear and front enclosed gardens and is warmed by gas fired central heating.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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:



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