

5 Houghend Avenue, Chorlton, Manchester, M21 7SF



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £395,000

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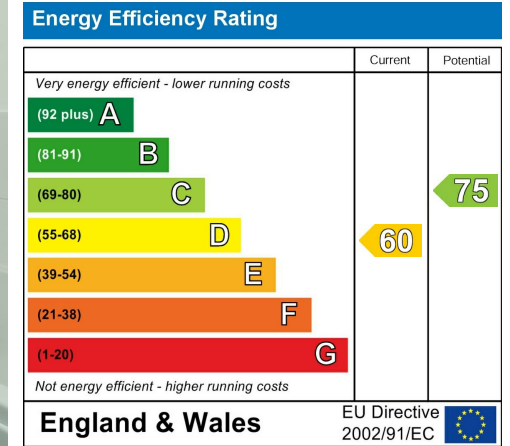
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and tastefully extended THREE BEDROOM, mid terrace property situated on a cul-de-sac in a highly popular residential area of Chorlton off Mauldeth Road West. With Chorlton Park and Chorlton Park Primary School on the doorstep, and three secondary schools within a 10-minute walk. A few minutes' walk away is Barlow Moor Road Metrolink station, giving direct access to City Centre, Media City and Manchester International Airport. In brief the well-planned accommodation comprises: entrance hall, a lounge to the front aspect, an impressive extended and fully fitted kitchen/family/dining room with bi-folding doors leading out into the rear enclosed garden, a separate utility area and a downstairs WC to the ground floor. To the first floor there are three bedrooms with the second bedroom providing access to the office/study and a four-piece white family bathroom. The property benefits from a generous enclosed rear garden with two patio areas, accessible loft with ample storage space and warmed by gas fired central heating. Would suit a professional couple, a first-time buyer and is also an ideal family home. Early viewing is highly recommended to avoid disappointment.





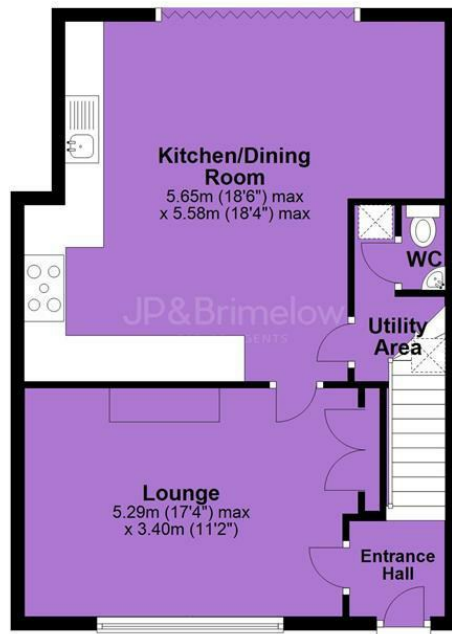


## EPC Chart



Tenure: **Freehold** Council Tax Band: **A**

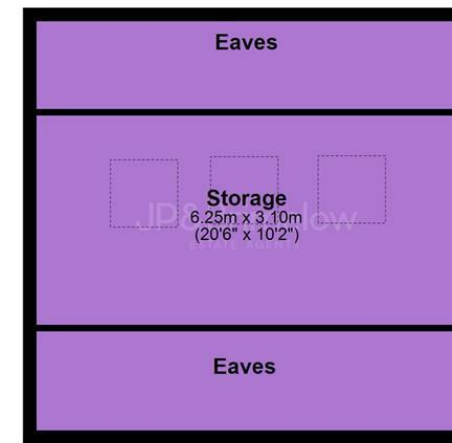
**Ground Floor**



**First Floor**



**Second Floor**



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