

105 Caldervale Avenue, Chorlton, Manchester, M21 7PN



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £300,000

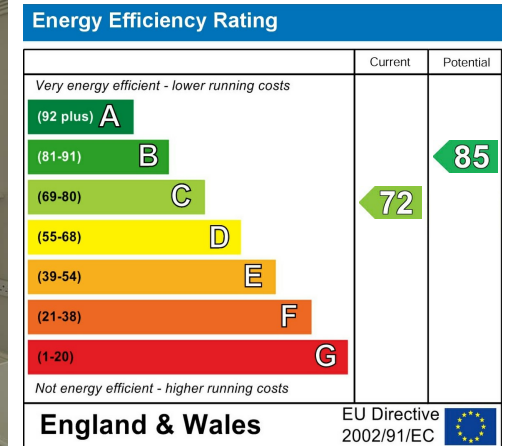
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious THREE BEDROOM, mid-terrace property positioned in a highly popular residential area off Mersey Bank Avenue here in Chorlton. With Chorlton Water Park, the River Mersey, and Chorlton Golf Club all on your doorstep. It is centrally located for transport links into either the City Centre, Media City, and Manchester International Airport by either the Metrolink on Barlow Moor Road or bus route on Princess Parkway. The location is fantastic for both West Didsbury and Chorlton amenities and local primary schools, parks, and the motorway network with access to Manchester International Airport. The accommodation consists of an entrance hall, a lounge to the front with a bay window, a dining room to the rear aspect with access out into the rear enclosed garden and a fitted kitchen room. To the first floor there is a landing leading to three good sized bedrooms, and a three-piece family bathroom. The property is warmed by gas fired central heating and has both front and rear enclosed gardens. OFFERED WITH NO VENDOR CHAIN. Early viewing is highly recommended. Early viewing is highly recommended to appreciate this home. Call our team on 0161 882 2233 to book a viewing appointment prior to the AUCTION.





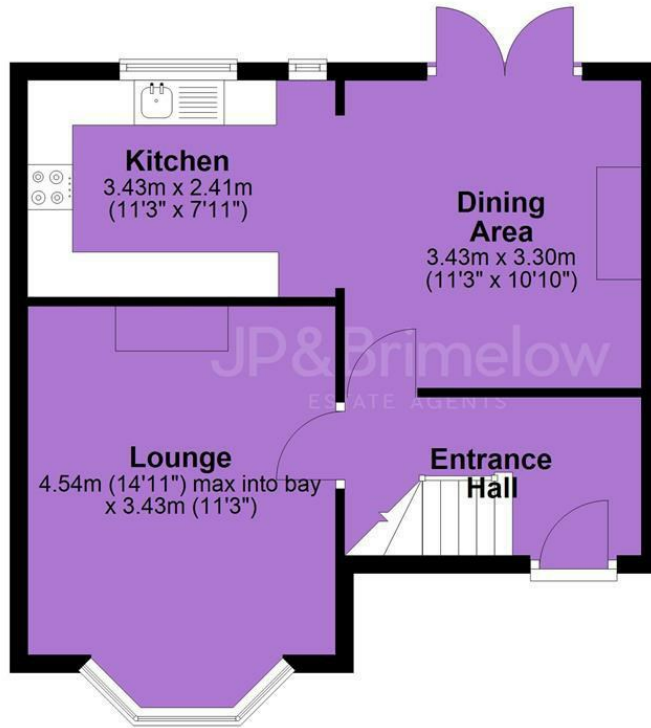
## EPC Chart



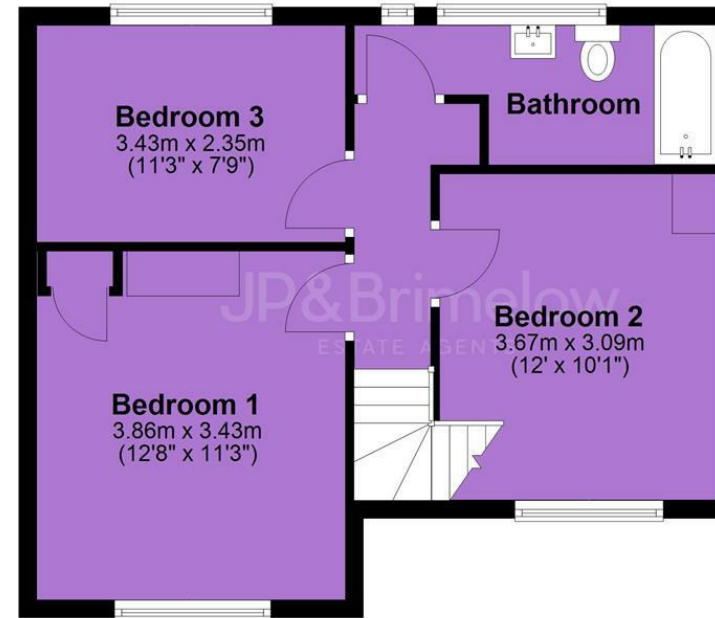
Tenure: **Freehold** Council Tax Band: **A**



## Ground Floor



## First Floor



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