

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.

£750,000





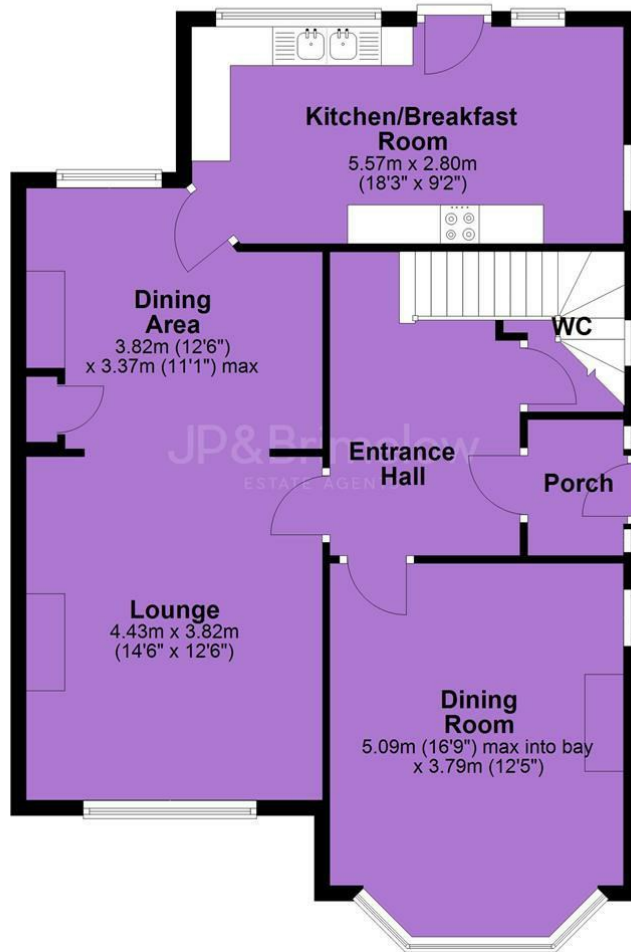
EPC Chart

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	

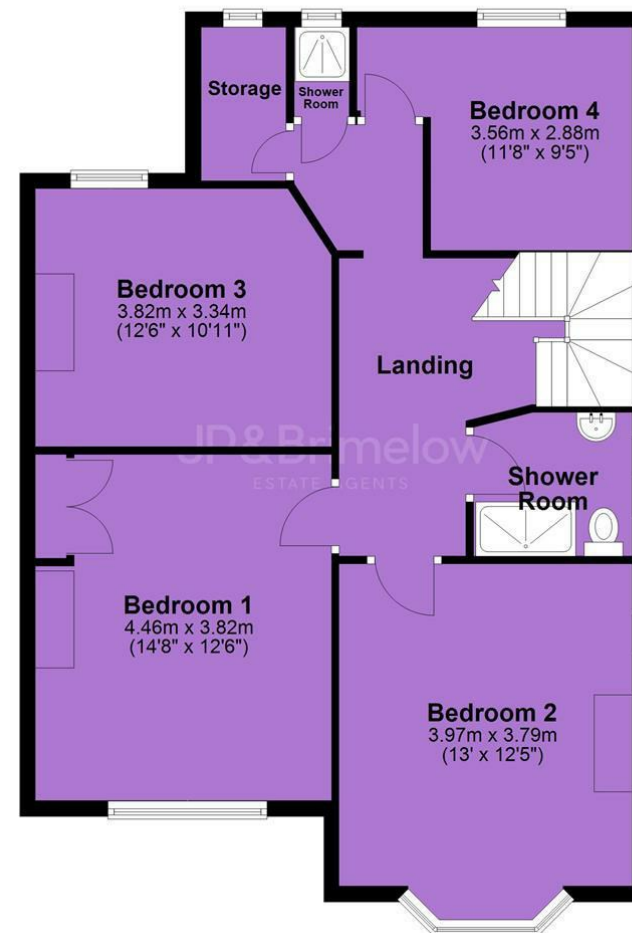


Tenure: Freehold Council Tax Band: E

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

