

25 Patterson Avenue, Chorlton, Manchester, M21 9NB



**JP&Brimelow**  
ESTATE AGENTS



# Offers Over £460,000

**\*\*VIDEO TOUR AVAILABLE\*\*** A beautifully presented & tastefully extended, THREE BEDROOMED, bay fronted traditional semi-detached property situated at the head of the cul-de-sac on a highly popular residential Avenue here in Chorlton off Hewlett Road.

Within walking distance to the centre of Chorlton with all its independent shops/local amenities and several good primary schools, Longford Park on your doorstep, a ten-minute walk to the Metrolink station at Stretford or Wilbraham Road in Chorlton giving you direct access into the Media city and City life.

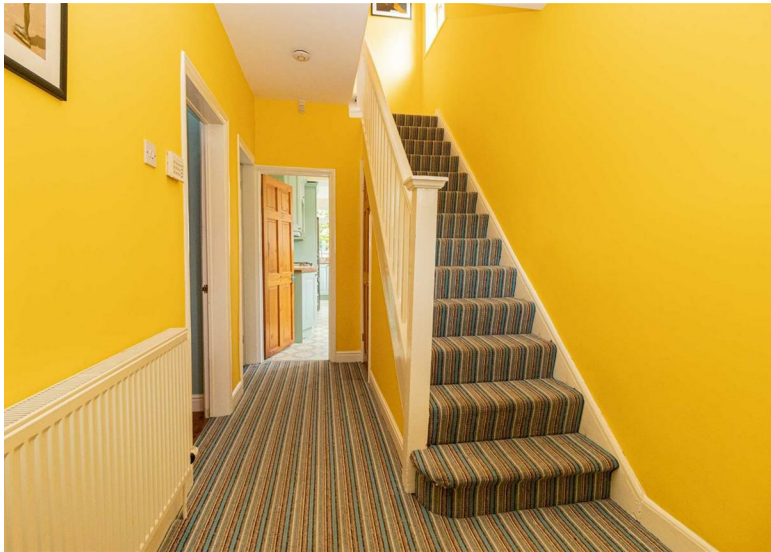
The well-planned accommodation comprises; entrance hallway, a lounge with bay window to the front aspect, a family room leading to an extended dining room to the rear aspect with access out into the rear enclosed lawned garden, an extended kitchen with fitted appliances to the ground floor with access to the side aspect.

To the first floor there is a landing leading to three well-proportioned bedrooms and a three-piece family bathroom.


The property benefits from double glazing throughout, warmed by gas central heating, a driveway providing ample off-road parking to the side, front and a good-sized rear enclosed lawned







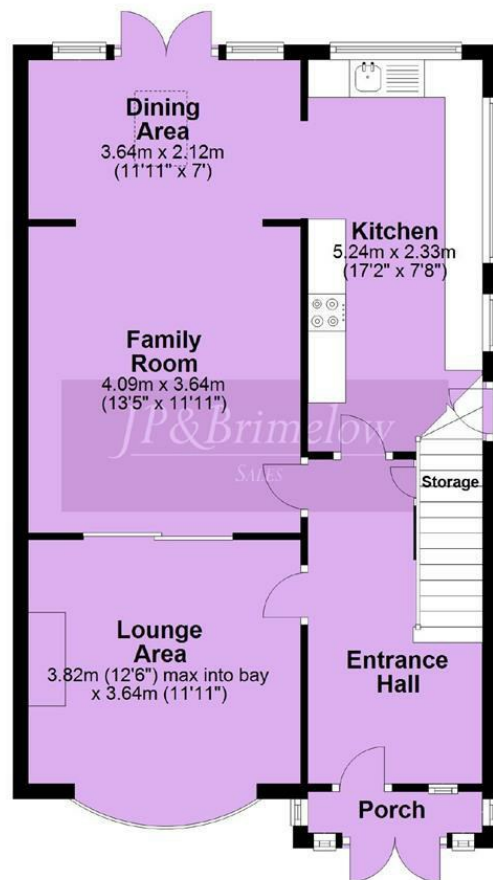
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

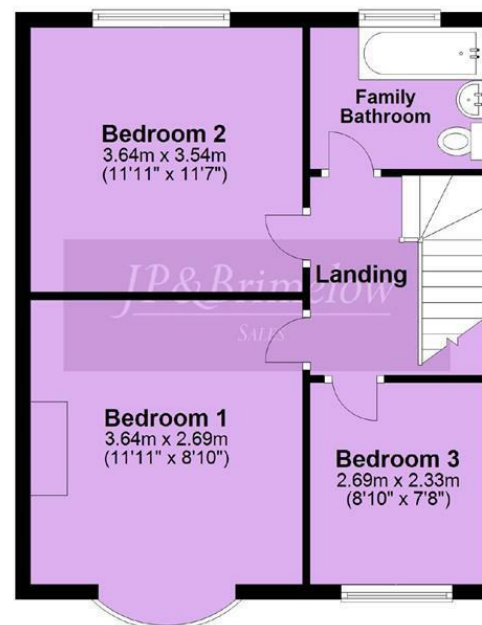


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



Chorlton & Didsbury Ltd  
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD  
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622  
E: [chorlton@jpbrimelow.co.uk](mailto:chorlton@jpbrimelow.co.uk) [www.jpbrimelow.co.uk](http://www.jpbrimelow.co.uk)



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