

80 Darley Avenue, Chorlton, Manchester, M21 7GG



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Offers In The Region Of £400,000

3 1 2 F

VIDEO TOUR AVAILABLE A well-kept and attractive bay fronted, THREE BEDROOM, semi-detached property. Located in a highly popular tree lined residential area, off Maitland Avenue in Chorlton. IN NEED OF COSMETIC UPDATING. The property is within walking distance of Chorlton Water Park, Chorlton Golf Club, with Barlow Hall & Chorlton Park Primary Schools nearby and good transport links on Barlow Moor Road. Close by is Princess Parkway giving direct access into the City Centre and Manchester International airport. In brief the accommodation comprises of; an entrance hall with a useful storage cupboard, a spacious lounge to the front aspect with a bay window, a dining room which offers views into the rear enclosed garden and a good-sized kitchen providing access out into the rear garden. Whilst to the first floor, the landing leads to three generous sized bedrooms and a three-piece bathroom completing this family home. The property benefit from gas fired heating, a gated driveway proving off road parking and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





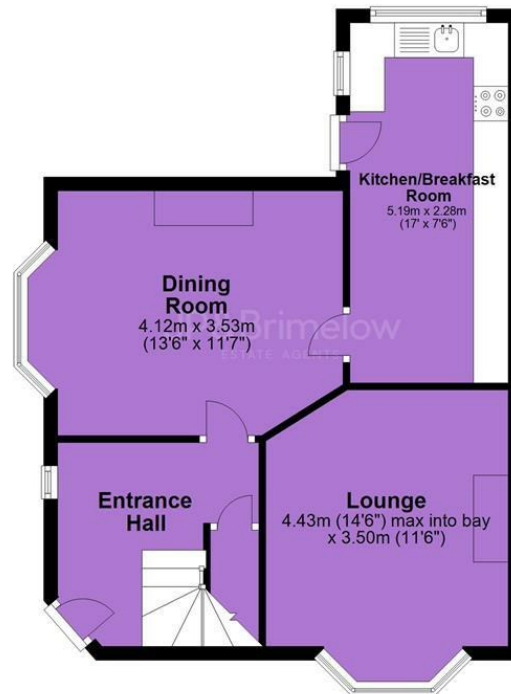
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

Ground Floor



First Floor



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