

11 Oak Avenue, Chorlton, Manchester, M21 8BB



JP&Brimelow
ESTATE AGENTS



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*** VIDEO TOUR AVAILABLE*** An impressive SIX DOUBLE BEDROOM, semi-detached family home. Positioned on a residential cul-de-sac, off Barlow Moor Road in a highly sought-after and central Chorlton location. This bay fronted property offers spacious accommodation over four floors including chamber cellars, with access into the rear enclosed lawned garden.

The property is situated on one of the area's most popular avenue's and within walking distance to the centre of Chorlton and Beech Road. Within a five minute walk of the Metrolink Station situated on Wilbraham Road, with easy access into Media City, Manchester Airport and Manchester city centre.

The well-planned property consists of; A reception hallway, a downstairs W.C, an open lounge with a bay window to the front aspect, leading through to an open plan fitted kitchen/breakfast room with access into the lawned rear garden, as well as a Family room and a utility room to the ground floor.

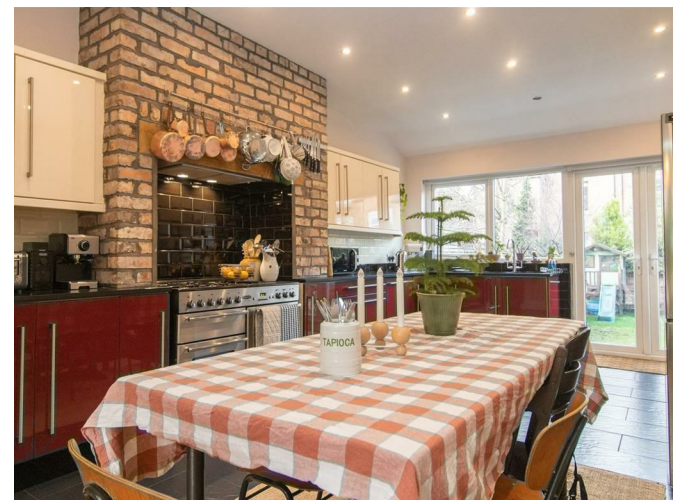
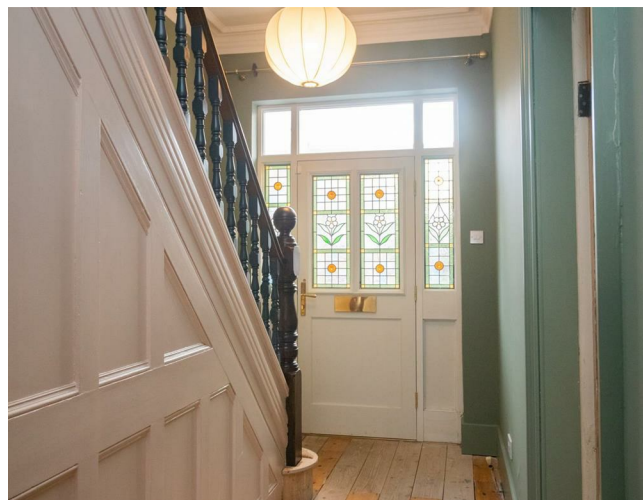
To the first floor there are three double bedrooms and a five-piece family bathroom suite with his and hers sinks.

Whilst the second floor reveals a landing area and three further double bedrooms, two benefitting from stylish en-suite bathrooms.

The property benefits from many period features throughout with high ceilings, coving, pictures rails and attractive fireplaces. Double glazed throughout, useful chamber cellars, an enclosed lawned garden to the rear and a driveway providing off road parking for up to three vehicles. Warmed by gas fired central heating and a dual-fuel stove.

One not to be missed and internal viewing is highly recommended due to the size available.

£950,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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: D



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