



South Drive
Chorltonville
M21 8DY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

28 South Drive
Chorltonville
Manchester
M21 8DY



Offers Over £650,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED IN THE POPULAR AND HIGHLY REGARDED CHORLTONVILLE AREA Offering fantastic potential to those buyers looking to put their own stamp on a property. Conveniently situated for access to the many and varied facilities available in the 'Beech Road' area. Chorlton nature reserve and the town centre are within easy reach. Large through lounge/dining room. Refitted kitchen with appliances. Useful downstairs WC. Great sized family bathroom ripe for refurbishment. Gas central heating system and double glazing. Gardens to the front and rear. Shared driveway to a large garage. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

With a feature entrance door. Tiled flooring. The original front door, with leaded light and stain glass inserts, provides access to:

Entrance Hall

With a radiator and wood effect flooring. Stairs lead off to the first floor rooms. There's a window to the side with leaded lights and stained glass inserts. Access to:

Downstairs WC

With a low level WC and wash handbasin. Circular window with leaded lights and stained glass inserts. Tiled decor. Extractor fan.

Dining Room

With a radiator and a double glazed bay window to the front. Opening to :

Lounge

With a fitted gas fire set within a feature fire surround. Radiator. Double glazed double doors lead out to the rear patio and garden beyond.

Kitchen

With a single drainer sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating an oven hob and extractor. Integrated fridge/freezer, microwave and dishwasher. Radiator. There are two double glazed windows to the side and two Velux roof windows. Tiled areas, double glazed exit door to the side and a substantial storage area off.

TO THE FIRST FLOOR

Landing

With a window to the side with leaded lights and stained glass inserts.

Bedroom (1)

with a radiator and a double glazed window to the front

Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted wardrobe and storage space. Decorative period style fireplace.

Bedroom (3)

With a radiator and a double glazed window to the side. Linen cupboard off.

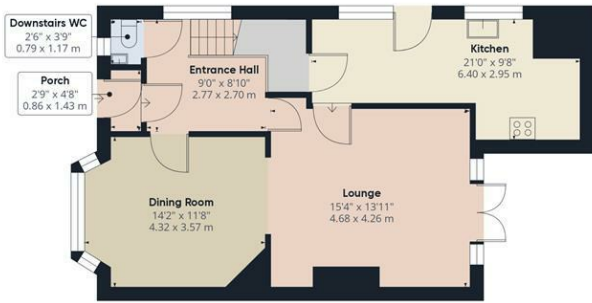
Bathroom

A large split level bathroom with a white suite comprising bath, pedestal wash hand basin, a low level WC and shower compartment. There are two double glazed windows to the side, tiled areas and a radiator. Storage off.

Outside

The property benefits from gardens to the front and rear. A shared driveway provides access to a large brick built garage with power, light and an up and over door.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1500.06 ft²

139.36 m²

Reduced headroom

30.46 ft²

2.83 m²

(1) Excluding balconies and terraces

Reduced headroom

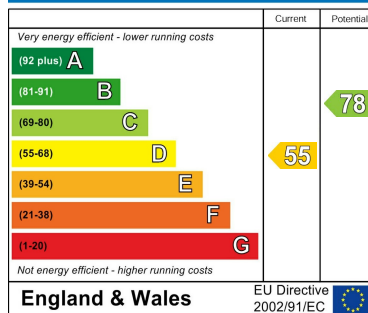
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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