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20 Reeves Road, Chorlton, M21 8BT  
Guide Price £515,000





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Manchester, M21 8BT**  
Guide Price £515,000




### The Property

Located on a highly regarded and popular road just off Beech Road is this delightful THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED 1930s PROPERTY boasting a WESTERLY FACING GARDEN as well as both GATED DRIVEWAY AND DETACHED GARAGE providing off road parking. This delightful property offers spacious and light accommodation throughout and is ideally placed within only a short stroll from the array of independent restaurants, bars and shops that line Beech Road as well as all local amenities and transport links in Chorlton Village. Many local parks are also within easy reach and the property is positioned within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway with original stained glass window, spacious lounge with large bay window, sitting/dining room with patio doors opening to the rear garden, kitchen, rear porch/utility, shower room while to the first floor there are three good sized bedrooms and bathroom fitted with a three piece suite. Externally, to the front of the property is a walled garden and gated driveway which extends to the side leading to the detached garage. To the rear, a fenced and enclosed garden has been mainly laid to lawn and enjoys a sunny westerly aspect as well as well stocked beds and a stone flagged patio area. Early viewing is strongly recommended. Council Tax: C.



- Delightful semi detached 1930s property
- Three bedrooms, two bathrooms and two reception rooms
- Highly regarded and sought after road just off Beech Road
- Westerly facing rear garden
- Gated driveway, carport and detached garage
- Short stroll from the vibrant scene of Beech Road, Chorlton Village and the Metro
- Catchment area for Brookburn Primary School
- Scope for extension (subject to planning permission)
- Ideal family home
- Council Tax: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	64	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

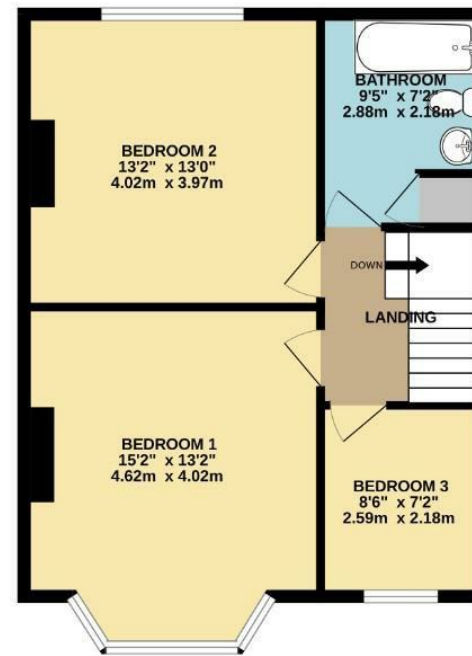




GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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