



**GASCOIGNE
HALMAN**

NELL LANE, CHORLTON

THE AREAS LEADING ESTATE AGENT



NELL LANE, CHORLTON

£375,000

A well presented and spacious townhouse offering superb accommodation over three floors. Located within walking distance to Chorlton village, boasting off road allocated parking for two vehicles and occupying a generous plot with a South Westerly facing rear garden. Modern open plan dining/kitchen, light and airy living room, three good sized bedrooms, contemporary fitted bathroom and en-suite shower room.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.





Internally the property comprises of; a porch, a welcoming entrance hallway with ample storage and a downstairs W/C, a spacious modern fitted open plan dining kitchen with french doors overlooking the landscaped rear garden completes the ground floor.

To the first floor there are a light and airy living room and a double bedroom.

To the second floor there are two good sized double bedrooms with the main bedroom benefiting from a three piece en-suite shower room, a further contemporary bathroom completes the internal accommodation.#

Externally the property occupies a generous plot with two allocated parking spaces to the rear of the property. A private stunning and generous South westerly facing garden. Located within walking distance to excellent transport links and Chorlton Village.

DIRECTIONS

M21 7DA

DINING ROOM

10'0 (3.05m) x 8'11 (2.72m)

KITCHEN

13'2 (4.01m) x 8'2 (2.49m)

BEDROOM 2

10'3 (3.12m) x 8'6 (2.59m)

LIVING ROOM

15'2 (4.62m) x 13'11 (4.24m)

BEDROOM 1

14'7 (4.45m) x 8'6 (2.59m)

EN-SUITE

3'10 (1.17m) x 6' (1.83m)

BEDROOM 3

8'6 (2.59m) x 8' (2.44m)

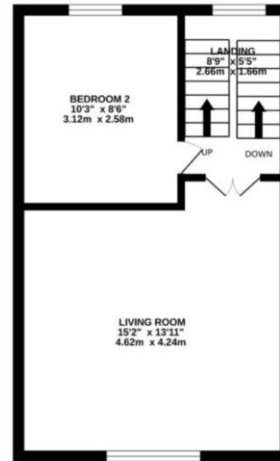
BATHROOM

3'10 (1.17m) x 6' (1.83m)

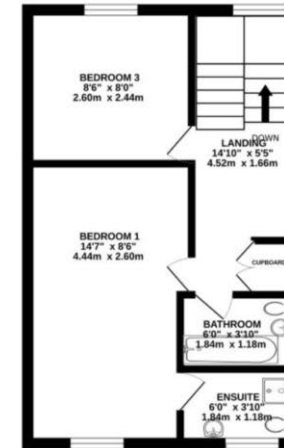
GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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