



**GASCOIGNE  
HALMAN**

Mellowstone Drive, Chorlton  
**£650,000.00**

THE AREA'S LEADING ESTATE AGENCY







A superb and spacious bay fronted extended semi detached property which is location in an enviable cul-de-sac location. Measuring an impressive 1753 SQ FT over two floors of accommodation with three large receptions rooms and then a further dining kitchen. Four good sized bedrooms and a contemporary three piece bathroom suite. The property boasts off road parking for multiple vehicles and benefits from a generous rear private garden. The property is ideal for any buyer looking to extend or add value (STPP). Situated close to excellent transport links, local schools and offered to the market with No Vendor Chain.

## Property details

- A Stunning and Well-Presented Bay Fronted Semi Detached Property
- Measuring an Impressive 1783 SQ FT Having been Extended
- Three Large Reception Rooms and Modern Fitted Dining Kitchen
- Four Good Sized Bedrooms and Three-Piece Bathroom Suite
- Off Road Parking and a Generous Rear Private Garden
- Located on a Quiet Cul De Sac, Close to Local Amenities and Excellent Transport Links
- Offered with No Vendor Chain
- Ideal for any Buyer Looking to Add Value and Extend (STPP)





## About this property

In brief the accommodation comprises of a porch with french doors leading to the entrance hallway with two useful storage cupboards. A bay fronted living room with feature fireplace. A rear extended sitting room with a further feature fireplace and french doors overlooking the rear garden. A third reception room, downstairs W/C and large dining kitchen with integrated appliances completes the ground floor.

To the first floor there are four good sized bedrooms with three excellent sized double bedrooms. The principle bedroom boasts a bay fronted window and fitted wardrobes. A three piece contemporary bathroom suite and separate W/C serves all four bedrooms.

Externally to the front the property offers off road parking for multiple vehicles, whilst to the rear there is a generous landscaped private rear garden with mature borders and fenced boundaries.

Offered to the market with no vendor chain.

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.

















## DIRECTIONS

M21 7RJ

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

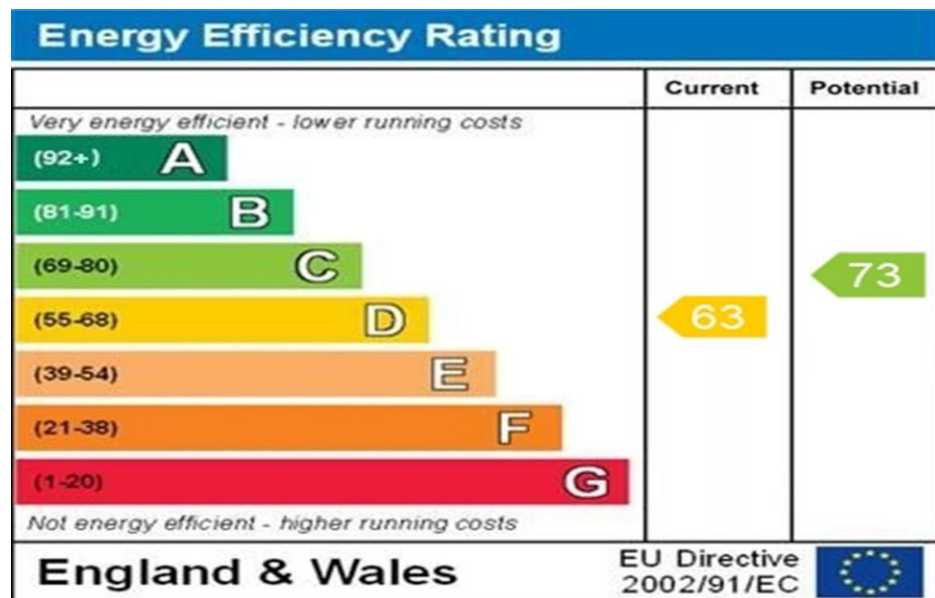
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

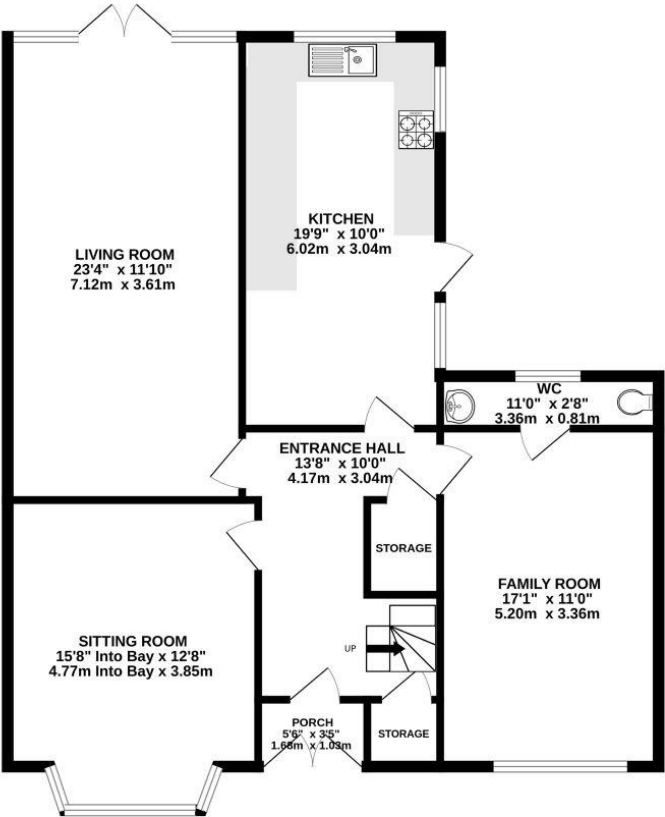
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

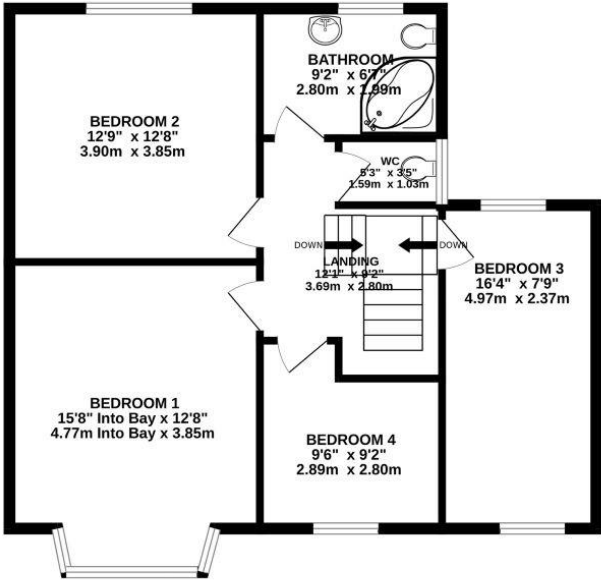
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GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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