



**GASCOIGNE
HALMAN**

Chelsfield Grove, Chorlton
£599,950

THE AREA'S LEADING ESTATE AGENCY



A stylish and well-presented three bedroom bay fronted semi detached property, located in a quiet but convenient location only moments from excellent transport links and local amenities. Immaculate throughout and boasting ample features and measuring a healthy 1343 SQ FT. Modern fitted dining kitchen, bay fronted open plan living room with a leafy outlook over the generous rear garden, two superb double bedrooms and one further single and a four piece bathroom suite. Located in a Cul De-Sac location with off road parking to the front and a stunning landscaped private garden to the rear benefiting from a wood built outbuilding.

Property details

- A superb and immaculately presented bay fronted semi detached property
- Occupying a generous plot and measuring an impressive 1343 SQ FT
- Bay fronted living/dining room, modern fitted kitchen and further spacious reception room
- Two good sized double bedrooms, a further single and a four piece bathroom suite
- Off road parking and a generous private landscaped rear garden
- Located on a quiet cul de-sac, close to local amenities and excellent transport links



About this property

Internally the property comprises of; welcoming entrance hallway with a useful downstairs W/C, a stain glass bay fronted open plan living/dining room benefiting from a feature fireplace and a door overlooking the rear garden. A modern fitted kitchen with integrated appliances and a further dining area providing access to the rear garden.

To the first floor there are two large double bedrooms and a further single. The principle bedroom boasting a bay fronted window. A four-piece contemporary bathroom suite serves all three bedrooms.

Located in a quiet cul de-sac with off road parking to the front, a secure gate provides access to the generous and stunning rear landscaped private garden with a wood built outbuilding and fenced boundaries.

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 7SU

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	82 B
39-54	E		
21-38	F		
1-20	G		

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

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

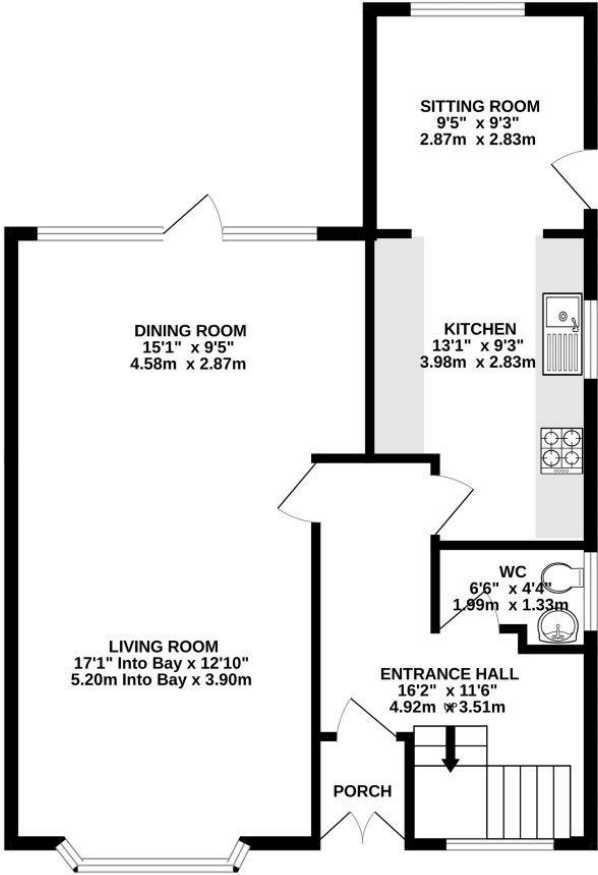
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

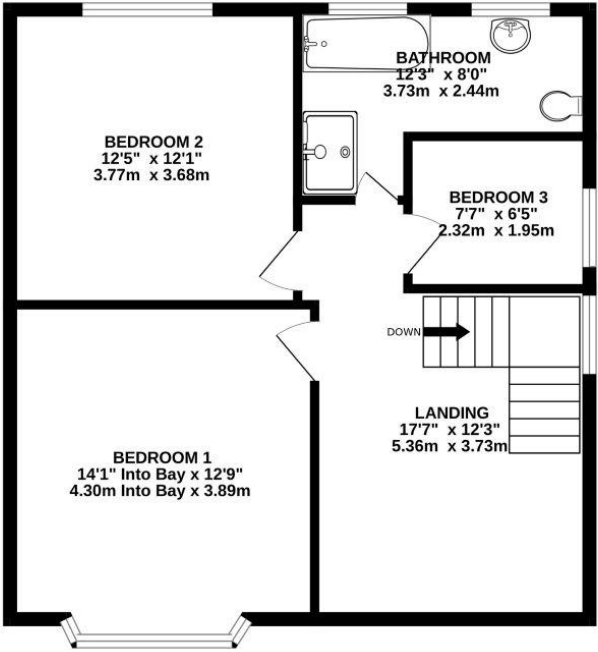
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.





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