



**GASCOIGNE
HALMAN**

Mersey Bank Avenue, Chorlton
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented three bedroom bay fronted semi detached property, this property is perfect for a wide range of buyers including first time buyers and offers light and airy accommodation whilst occupying a generous plot. Off road parking to the front and a private landscaped South facing rear garden. Located close to both West Didsbury and Chorlton villages with their array of excellent transport links, bars and restaurants.

Property details

- A Spacious and Well Presented Bay Fronted Semi Detached Property
- Located in a Highly Sought After Residential Area
- Modern Open Plan Living/Dining Room and Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Bathroom Suite with Separate W/C
- Occupying a Generous Plot with Off Road Parking and a Landscaped South Facing Garden
- Located Close to Both West Didsbury and Chorlton Villages and Excellent Transport Links



About this property

Internally the property comprises; a welcoming entrance hallway with useful under stairs storage, a bay fronted dining room which opens out to a light and living room, benefiting from sliding doors overlooking the rear garden. A fitted kitchen completes the ground floor.

To the first floor there are three good sized bedrooms, the primary bedroom is particularly large in size, bedroom two boasts a bay fronted window and built in wardrobes. A contemporary bathroom suite and separate W/C serve all three bedrooms.

Externally the property occupies a generous plot to the front with gated off-road parking and a well-kept lawned area, a secure gate provides access to the landscaped rear South facing garden with 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 7NP

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

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

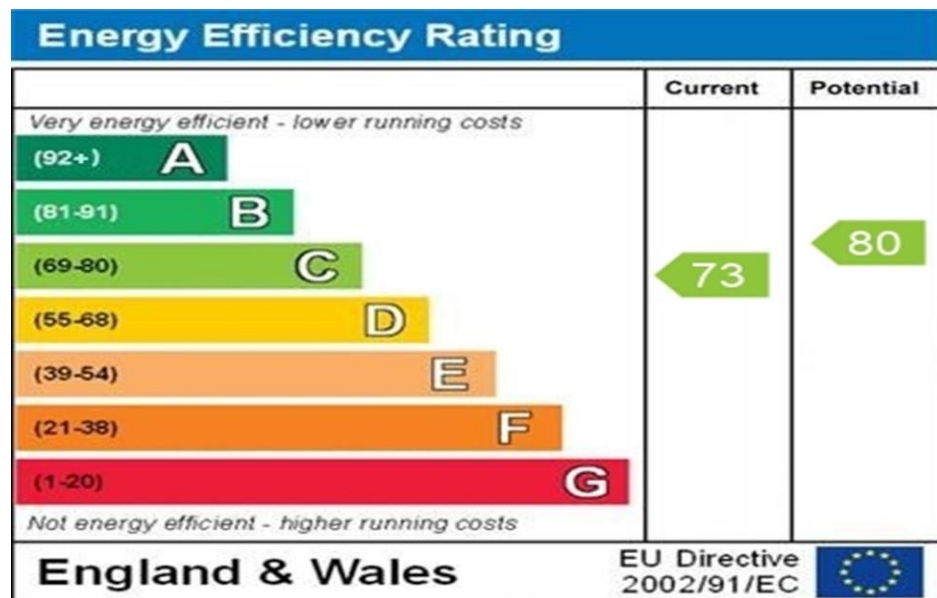
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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 cabinet

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

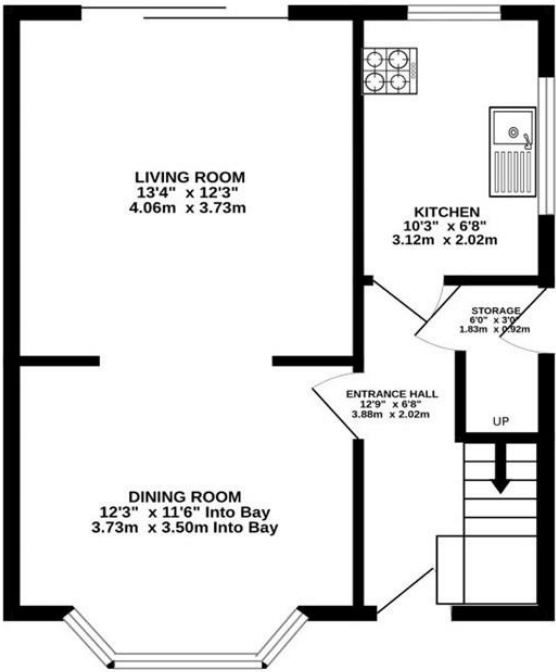
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

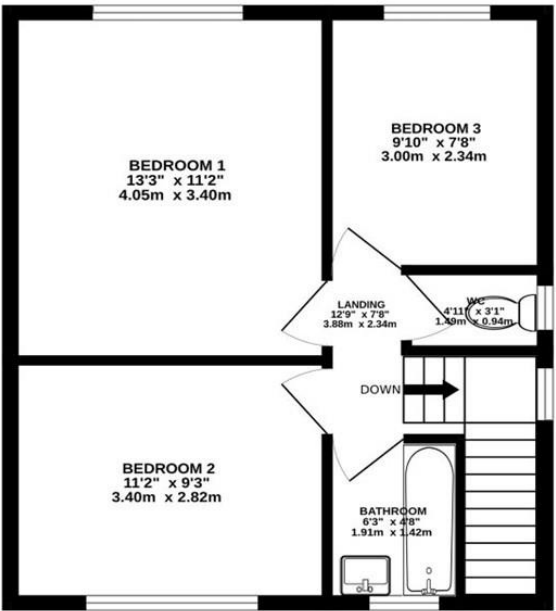
No

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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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