



**GASCOIGNE  
HALMAN**

Woodpecker Road, Chorlton  
**£400,000.00**

THE AREA'S LEADING ESTATE AGENCY







A stunning and immaculately presented three double bedroom semi-detached property in walking distance to both Chorlton and West Didsbury. Occupying a spacious plot with off-road parking, the property boasts views across Chorlton Golf Course from the generous South Westerly facing garden. Chorlton is one of the most highly sought after areas in South Manchester, with excellent links to all transport networks. In walking distance is both Chorlton and West Didsbury with an array of shops, bars, cafes and restaurants. The property is also in a very convenient location for local nature reserve Chorlton Water Park and three Ofsted rated Outstanding/good schools.

## Property details

- A Stunning and Immaculately Presented Semi Detached Property
- Spacious Kitchen and a Modern Open Plan Light and Airy Living/Dining Room
- Three Good Sized Bedrooms, Contemporary En-Suite Shower Room and Family Bathroom
- Off Road Parking for Two Cars and a Generous Rear Private South Westerly Facing Garden
- Quiet Residential Location and Overlooking Chorlton Golf Course
- Must be Viewed to Appreciate the Accommodation On Offer



## About this property

Internally the property comprises of: welcoming entrance hallway leading to a superb open plan living/dining room with attractive French doors opening onto the private South Westerly facing garden. A large, modern kitchen with an array of integrated appliances and downstairs W/C completes the ground floor.

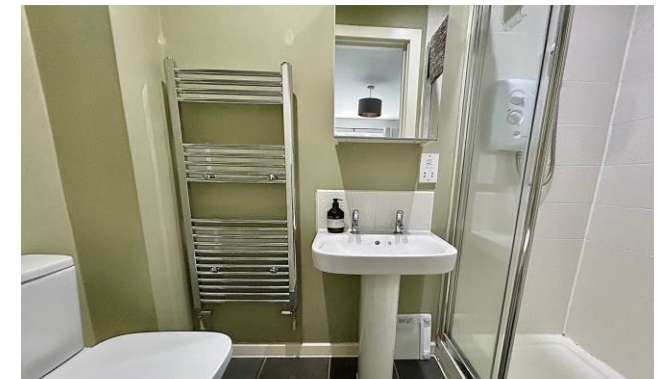
Boasting three ready to move into bedrooms on the first floor, including a primary bedroom with a stunning en-suite shower room, and two other light and airy bedrooms which both share a contemporary three piece bathroom suite.

Located in a quiet residential area of Chorlton with an attractive front lawn and off-road parking, the property benefits from a private garden that would be ideal for entertaining and al fresco dining.

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 7JT

## COUNCIL TAX BAND

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## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

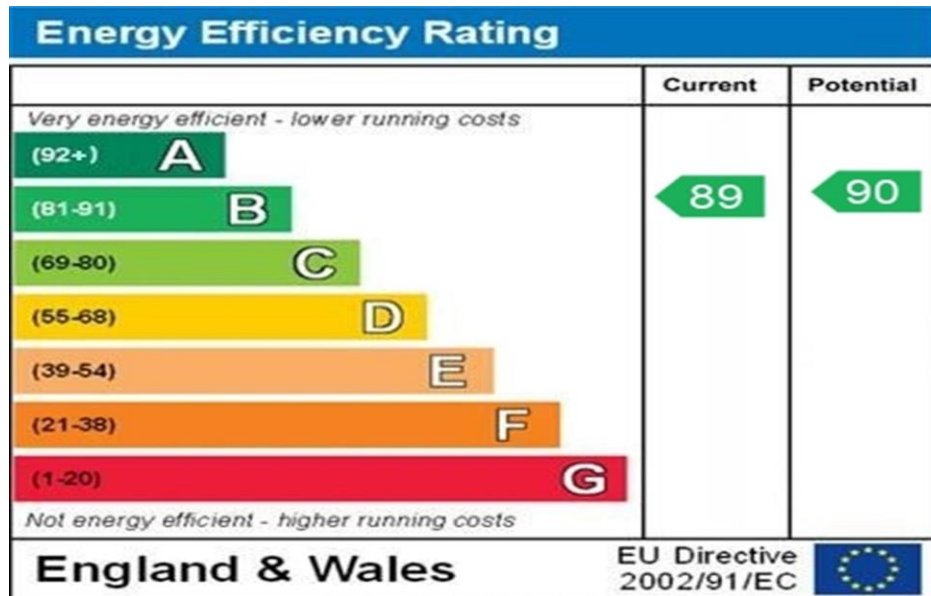
## LOCAL AUTHORITY

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

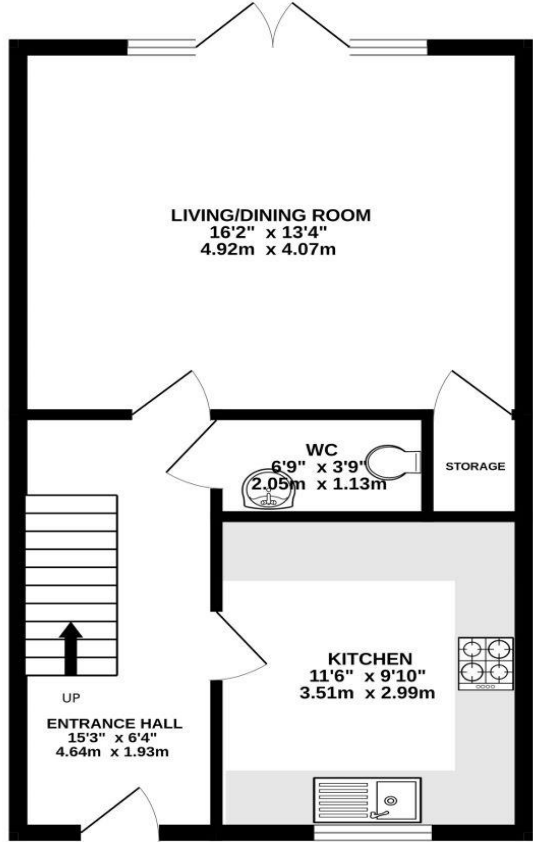
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

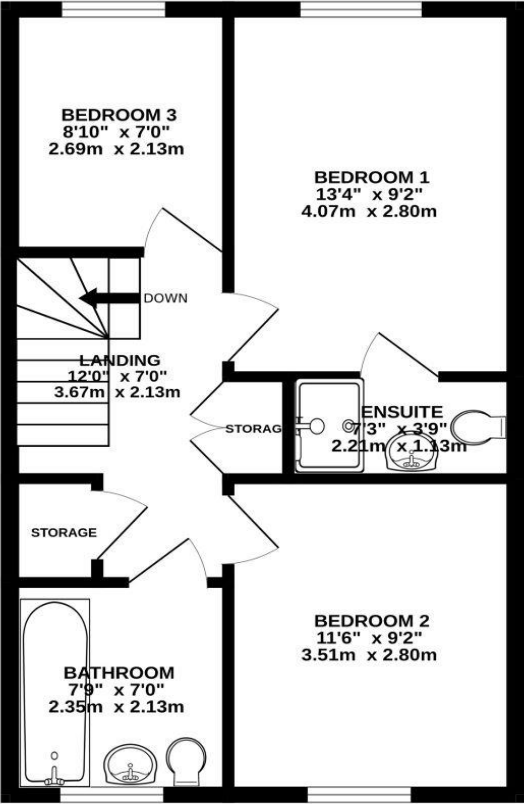
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GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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