



**GASCOIGNE  
HALMAN**

Lundy Avenue, Chorlton  
**£350,000.00**

THE AREA'S LEADING ESTATE AGENCY



A well-presented and spacious three bedroom end terrace property which is located in a highly desirable location, close to excellent transport links and Chorlton Village. Occupying a generous corner plot with gardens to three side. Good size open plan dining/living room, modern fitted kitchen and two useful storage cupboards and a downstairs W/C. Three good sized bedrooms with the principle bedroom being particularly large in size and a contemporary three piece bathroom. Off road parking for multiple vehicles and a well-kept generous Westerly Facing private garden with outbuilding. Offered to the market with No Vendor Chain.

## Property details

- A Spacious End Terrace Property
- Light and Airy Dining/Living Room and Modern Fitted Kitchen
- Three Good Sized Bedrooms and Three-Piece Contemporary Bathroom Suite
- Ample Off-Road Parking for Multiple Vehicles and a Large Westerly Facing Rear Garden
- Located in a Highly Desirable Residential Area, Close to Excellent Transport Links and Chorlton Village
- No Vendor Chain



## About this property

Internally the property comprises of; an entrance hallway, a spacious living/dining room. A modern fitted kitchen which overlooks the rear garden. Two storage cupboard and downstairs W/C complete the ground floor.

To the first floor there are three good sized bedrooms with the primary bedrooms being large in size, a contemporary three-piece bathroom suite serves all three bedrooms.

Externally to the front there is ample off-road parking for multiple vehicles, a secure gate leads to the generous Westerly facing private garden with fenced boundaries, outbuilding and a raised decking area.

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 7JW

## 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 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

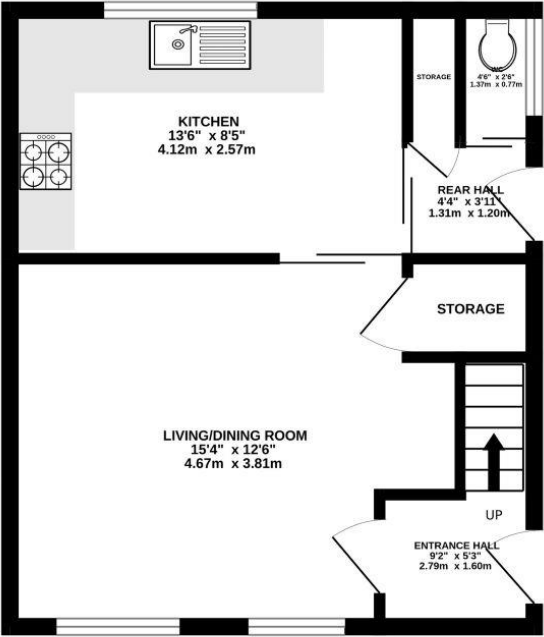
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

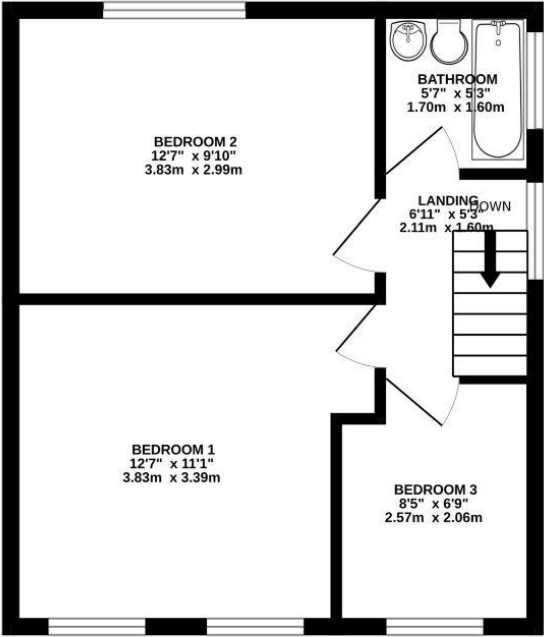
No

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GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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