



## Claude Road

Manchester, M21 8BZ

Asking Price Of £495,000

South Manchester Homes are pleased to offer for sale this beautifully presented 3 bedroom mid-terrace on Claude Road, just off Beech Road in Chorlton Green. The property is immaculately presented and briefly comprises of hallway, two good size reception rooms, modern fitted kitchen, 3 good size bedrooms and family bathroom with shower above the bath. To the rear there is a well presented yard/garden.





# Property Features

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- Fantastic location
- Mid Terrace property
- Close to Beech Road
- 3 good size bedrooms
- 2 reception rooms
- Modern kitchen
- Modern bathroom
- Downstairs WC
- Log burner
- Stripped wooden floors

# Full Description

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## PORCH

A light and bright welcoming UPVC porch.

## HALLWAY

A welcoming light and bright hallway.

## LIVING ROOM

A good size living room with bay window providing natural light, stripped floor boards, log burner, radiator and various sockets.

## DINING ROOM

A good size dining room with stripped floors boards, large window providing natural light, radiator and various sockets.

## KITCHEN/BREAKFAST ROOM

A large, modern kitchen with base and eye level units, all the mod cons including fitted fridge/freezer, microwave, dishwasher, wine cooler, space for a range oven, extractor fan, washing machine, belstaff style sink, wooden worksurfaces, tiled floors, radiators and various sockets.

## WC

A useful WC with was hand basin.

## MASTER BEDROOM

A good size bedroom overlooking the front of the property with large window providing natural light, carpeted, radiator and various sockets.

## BEDROOM 2

A good size bedroom overlooking the rear of the property with large window providing natural light, carpeted, radiator and various sockets.

## BEDROOM 3

A good size 3rd bedroom overlooking the rear of the property with large window providing natural light, carpeted, radiator and various sockets.

## BATHROOM

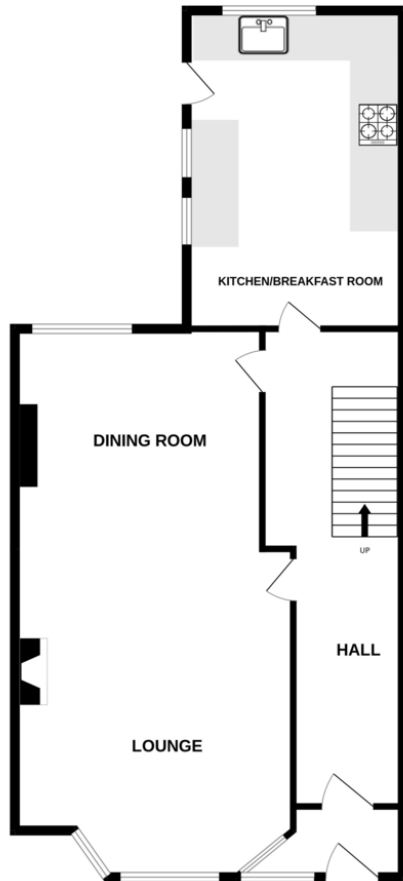
A family bathroom with 3 piece suite and shower above the bath.



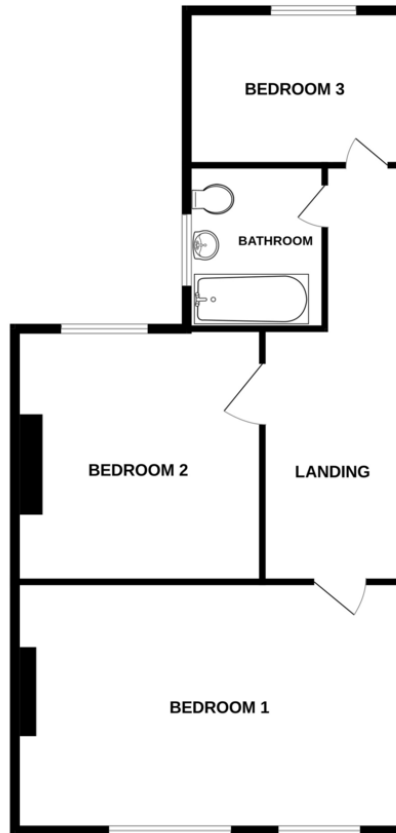




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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