

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Brantingham Road

Chorlton Cum Hardy, Manchester, M21 0TX

Offers In The Region Of £425,000



- 3 BEDROOM FAMILY HOME
- 12 MINUTE DRIVE FROM MANCHESTER INTERNATIONAL AIRPORT
- 10 MINUTE WALK FROM CHORLTON TRAM STOP AND RESTAURANTS AND BARS
- 10 MINUTE DRIVE TO M60 AND M56 MOTORWAYS
- EPC TBC
- COUNCIL TAX BAND C

Stunning Three Bedroom Traditional Semi Detached Property situated in this much sought after location in Chorlton, close to all local amenities including shops, restaurants, excellent schools and within easy reach of the Metro Link, this property is ideally located.

The property offers well presented and well proportioned accommodation comprising of a bright reception room with bay window and modern open plan reception room to the rear.

To the first floor are three bedrooms, all newly decorated in neutral tones with newly carpeted flooring and a simply stunning four piece bathroom comprising of wash hand basin, wc, and walk in shower.

Externally, the property sits on a quiet road with ample off road parking and a good sized rear garden which is mainly laid to lawn with mature trees.

Early viewing is essential to appreciate all this property has to offer. Please call our sales team today to arrange your viewing and make this delightful house your home!

Council Tax Band C.

### Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Total floor area 88.8 m<sup>2</sup> (956 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

