

6 Macefin Avenue, Chorlton, Manchester, M21 7QQ



JP & Brimelow
ESTATE AGENTS



 3  1  2  D

*****VIDEO TOUR AVAILABLE***** A well-presented, **THREE DOUBLE BEDROOM**, semi-detached home, located on a highly desirable residential tree lined road in Chorlton off Darley Avenue.

Within walking distance to Chorlton Water Park, Burton Road in West Didsbury, fantastic transport links on your doorstep into Manchester City Centre which will provide easy access to a range of amenities including theatres, museums, art galleries and all the excitement of city life and Manchester International Airport for easy national and international flights.

This well-planned family property comprises; entrance hallway, a downstairs W.C, to the front aspect a good-sized lounge with bay window, original fireplace, cornicing and picture rail detailing, an open plan kitchen dining room with access through French doors leading into the lawned garden with patio space perfect for outdoor dining and a useful multi purpose brick-built garage.

To the first floor there is a landing leading to Three good sized bedrooms, the master bedroom with bay window allowing plenty of natural light, the second bedroom benefiting from built in wardrobes, and a further third bedroom with a four-piece family bathroom also on this floor.


The property also benefits from many period features throughout such as high ceilings, picture rails and cornicing and is warmed by gas fired central heating, a driveway providing off-road parking for several cars and a private enclosed garden.

£525,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: D



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