

2 Alderfield Road, Chorlton, Manchester, M21 9JX



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**** VIDEO TOUR AVAILABLE**** A beautifully presented and incredibly well kept **THREE DOUBLE BEDROOM DETACHED** family home, positioned on a highly desirable residential cul-de-sac here in Chorlton OFFERED WITH NO VENDOR CHAIN..

Ideally located between both Chorlton and Stretford and nearby to Beech Road, with its array of independent shops, cafes, bar society and Beech Road Park. As well as Stretford food hall and several excellent local primary schools. Longford Park and Turn Moss Playing Fields are also close by.

The well-planned accommodation comprises; A porch, spacious entrance hallway with a downstairs W.C off, a dining room with a bay window to the front aspect, a large lounge with feature inglenook fireplace and views into the stunning enclosed lawned garden, a fitted kitchen dining room with useful pantry, access to the rear and door to the attached garage, currently used as workshop space with ladder to additional useful space over (potential for future conversion) completing the ground floor.

The first floor offers a landing leading to three double bedrooms, a three-piece family bathroom and a separate W.C.

The property benefits from gas fired central heating, a driveway providing off road parking and a truly amazing enclosed lawned rear garden with well-established flower beds. In addition, an attractive detached summer house offers flexible multi use space.


This property would suit a growing family due to its location and positioning close to Stretford Grammar School, Chorlton High School and the Metrolink station being a ten-minute walk. This impressive detached home is one not to be missed.

£695,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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: E



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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