

384 Mauldeth Road West, Chorlton, Manchester, M21 7RB

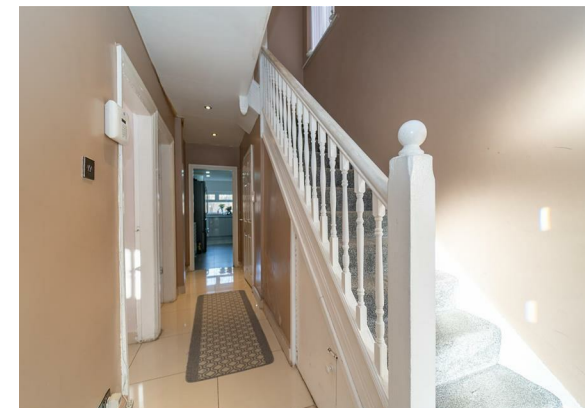


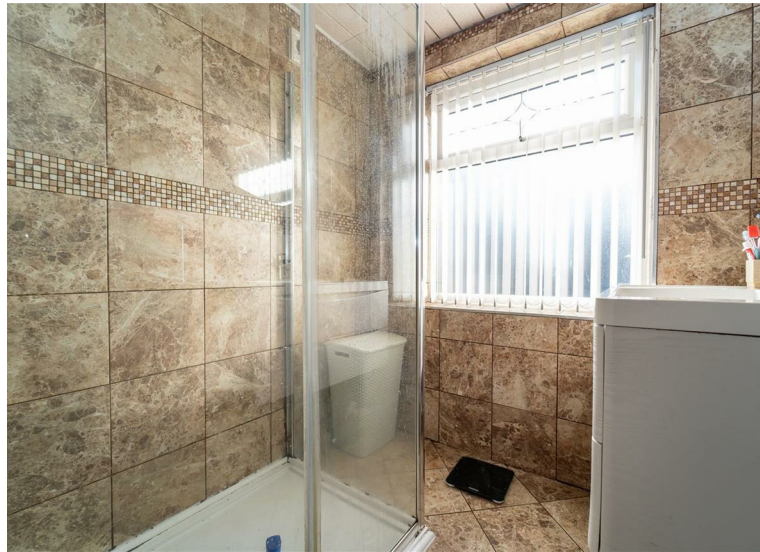
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Offers In The Region Of £445,000




VIDEO TOUR AVAILABLE An attractive and extended THREE BEDROOM, box bay fronted semi-detached property situated on a highly popular residential road in Chorlton. Close by to Whalley Range Tennis & Cricket Club, the Metrolink on Mauldeth Road West and a short drive from Manchester City Centre. Located opposite Hough End Playing Fields with access onto the recreational area, Broughton Park Rugby Club and positioned nearby to good primary and secondary schools. In brief, the accommodation consists of; an entrance hallway, a downstairs shower room, a spacious family room with a box bay window to the front, a through lounge/dining area with access out into the rear enclosed lawned garden and a stylish fitted kitchen. To the first floor the landing reveals three good sized bedrooms, shower room and separate W.C completes this delightful home. The property benefits from; A Worcester boiler, a generous driveway providing off-road parking and a private enclosed large rear lawned garden.





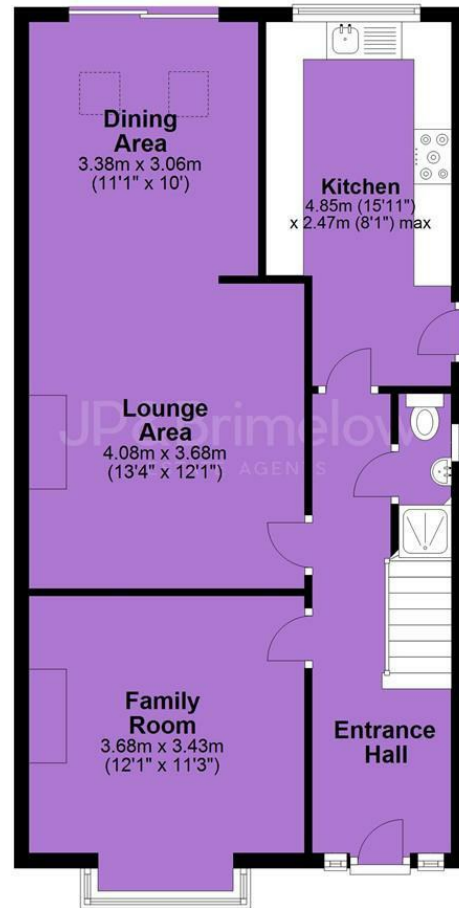
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

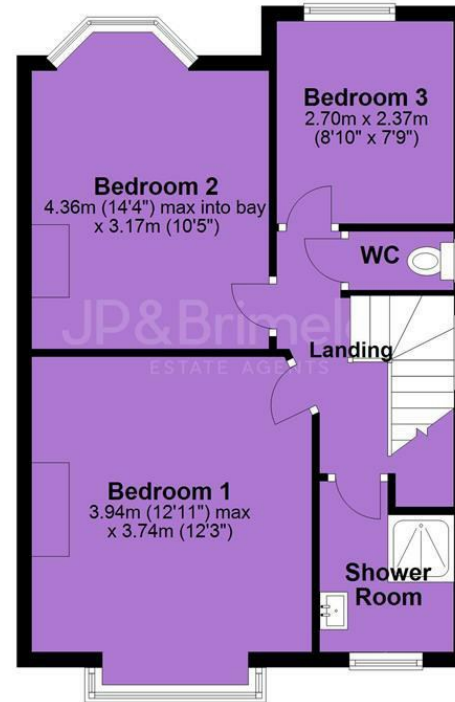


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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