

12 Chatburn Road, Chorlton, Manchester, M21 0XE



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 4  3  2  B

\*\*\* VIDEO TOUR AVAILABLE\*\*\* A stunning and immaculately presented FOUR BEDROOM, semi-detached property boasts accommodation arranged over three floors. The property is positioned in a highly popular residential area, off St Werburgh's Road here in Chorlton. Newly constructed to a high specification in 2019.

Just a short walk to the vibrant bars, restaurants and cafés on Beech Road. Chorlton Park and good primary and secondary schools are also nearby.

The well-planned accommodation consists of; An entrance vestibule, an entrance hall with a downstairs W.C, a lounge to the front aspect with a box bay window, a useful utility room, an impressive fully fitted kitchen/breakfast room opening to the dining room with bi-fold doors leading out into the large enclosed south-west facing garden.

The first floor reveals three true double bedrooms, the master benefitting from a three-piece en-suite shower room and two windows to the front aspect. A three-piece bathroom and useful storage cupboard complete this floor.

Whilst the second floor reveals a further excellent-sized double bedroom with a modern three-piece en-suite shower room.

The property also features gas fired central heating, ample off-road parking for multiple vehicles as well as a generous sized enclosed rear garden.

The Metrolink station on St Werburgh's Road gives you direct access into the city centre, Media City and Manchester International Airport. Whalley Range Tennis and Cricket club and with Hough End playing fields close by.

£700,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



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