

5 South Drive, Chorltonville, Manchester, M21 8DX



**JP&Brimelow**  
ESTATE AGENTS



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A beautifully presented & tastefully extended **THREE DOUBLE BEDROOM** bay-fronted property located in the highly popular private estate of Chorltonville in South Manchester.

This impressive property provides easy access to both Beech Road, with its array of independent shops, cafes, bars and restaurants, but also to Chorlton town centre, yet has unspoilt views from the rear over woodland.

Inspired by the Garden Village and arts and crafts movement the estate was constructed in 1911 and was designated a Conservation Area in 1991, ensuring that Chorltonville would remain exclusively residential. Outstanding state and independent primary and secondary schools are nearby.

The property boasts many period features throughout. The tastefully-presented and updated property consists of: a porch, an entrance hall with access to a lounge with bay window and multi fuel stove, three-piece shower/utility room and family room with steps down to a fully-fitted kitchen/dining room. Double French doors to the rear, leading out to the terrace and tiered, enclosed rear garden, completes the ground floor.

To the first floor there is a landing leading to three good sized double bedrooms and a three-piece white family bathroom.

The property benefits from many period features throughout including stripped wooden floor boards, stained and leaded feature glazing, picture railings and ceiling coving.


The property is within walking distance to the metrolink station, giving you direct access to the city centre. Would ideally suit a couple or a family due to its location. Brookburn Primary School, Beech Road and Chorlton Park are all nearby.

£730,000





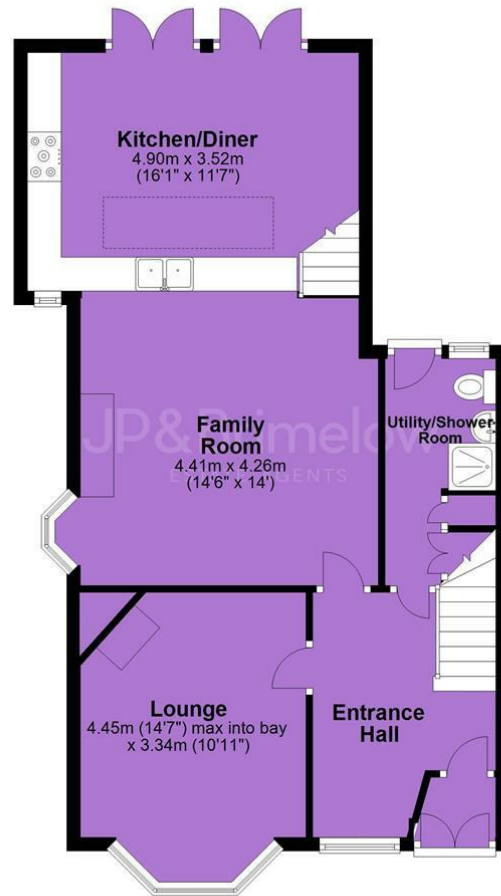
## EPC Chart

| Energy Efficiency Rating                    |  | Current   | Potential  |
|---|--|-----------|--|
| Very energy efficient - lower running costs |  |           |  |
| (92 plus) <b>A</b>                          |  |           | <b>82</b>  |
| (81-91) <b>B</b>                            |  |           |  |
| (69-80) <b>C</b>                            |  |           |  |
| (55-68) <b>D</b>                            |  | <b>61</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<br>2002/91/EC  |



Tenure: Freehold Council Tax Band: D

### Ground Floor



### First Floor



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