

57 South Drive, Chorltonville, Manchester, M21 8DZ



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ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & well-kept THREE DOUBLE BEDROOM, bay-fronted semi-detached property. Situated in a highly sought after Conservation area of Chorltonville.

Perfectly located and within walking distance of Beech Road, with its array of independent shops, cafes, bars and restaurants, Chorlton town centre is also within walking distance.

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 property consists of; a welcoming entrance hall, W.C, living room with feature bay window to the front, a spacious lounge with fireplace and French doors out to the gardens. An extended kitchen diner with breakfast area and French doors completes the ground floor. Turning stairs lead to the first floor which reveals three good sized bedrooms, store room, shower room and separate W.C.

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.

The property benefits from being warmed by gas fired central heating, Solar panels, a driveway providing off road parking, a garage and enclosed rear garden.

£700,000

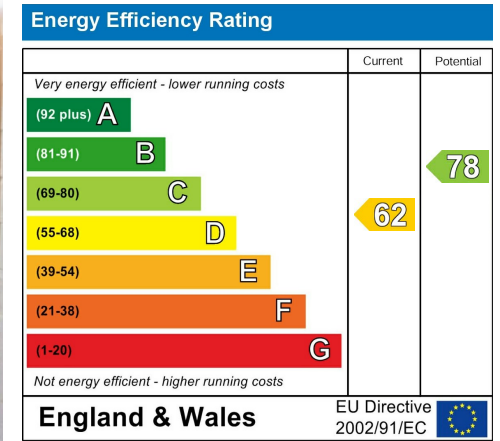






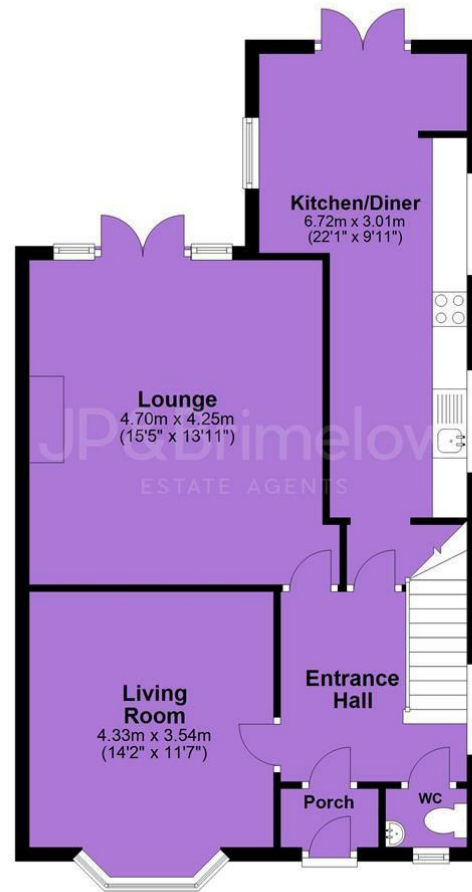


## EPC Chart

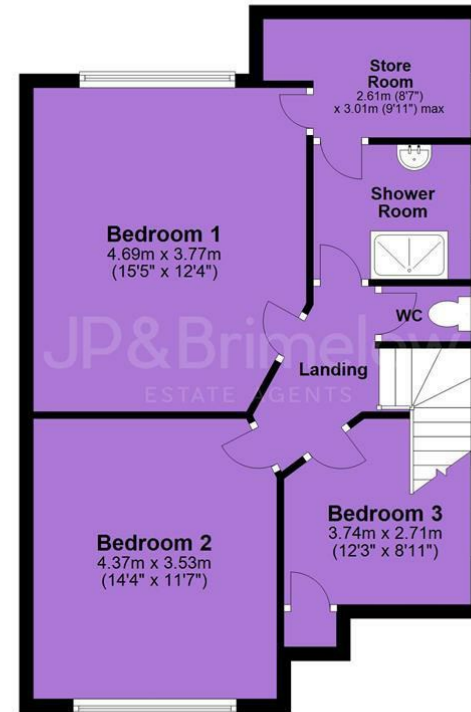


Tenure: Freehold Council Tax Band: E

### Ground Floor



### First Floor



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