

80 Claude Road, Chorltonville, Manchester, M21 8DF



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VIDEO TOUR AVAILABLE A well-kept & tastefully extended THREE DOUBLE BEDROOM double fronted semi-detached property located in the highly popular private estate of Chorltonville in South Manchester.

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.

This well-planned property provides easy access to 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.

The well-planned property boasts many period features throughout. In brief: an entrance/reception hall with access to a lounge to the right-hand side with French doors leading into a conservatory with views into the rear garden, a family room to the left-hand side, a fitted kitchen/dining room to the ground floor.

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

The property benefits from many period features throughout a useful storage area leading to a balcony on the first floor, ceiling coving, an alarm system, driveway providing ample space for off road parking, a garage and an impressive split level lawned garden to the rear aspect.


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.

£720,000





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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

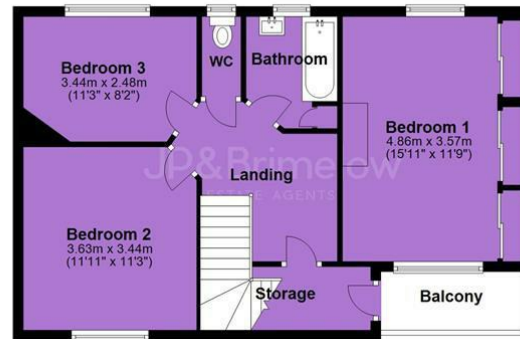


Tenure: Freehold Council Tax Band: E

Ground Floor



First Floor



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