

The Gables, 30 Manor Drive, Chorlton, Manchester, M21 7GQ



**JP&Brimelow**  
ESTATE AGENTS



 7  5  3  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A unique & tastefully extended, SEVEN DOUBLE BEDROOMED, detached family residence, located on a highly desirable residential tree lined road here in Chorlton.

Within walking distance to Chorlton Water Park, Burton Road in West Didsbury, fantastic transport links on your doorstep into Manchester City Centre which will provide easy access to a range of amenities including theatres, museums, art galleries and all the excitement of city life and Manchester International Airport for easy national and international flights.

This well-planned property comprises; a porch, entrance hallway, a study, a lounge with a bay window to the front aspect, a bedroom with an ensuite shower room with views into the rear enclosed lawned garden, a fabulous conservatory leading out into the lawned garden with a paved patio. A dining room, a morning room and a fitted kitchen/breakfast room can also be found on the ground floor with access out to the gated driveway.

To the first floor there are six double bedrooms, two of them benefit from ensuite bathrooms and an ensuite shower room.


The property also benefits from many period features throughout such as high ceilings with ornate decorative ceiling detail, picture rails, original stained and leaded lights throughout, an alarm system, warmed by gas fired central heating, a gated driveway providing ample off-road parking leading to a detached double garage and a private enclosed lawned garden to four sides.

£995,000



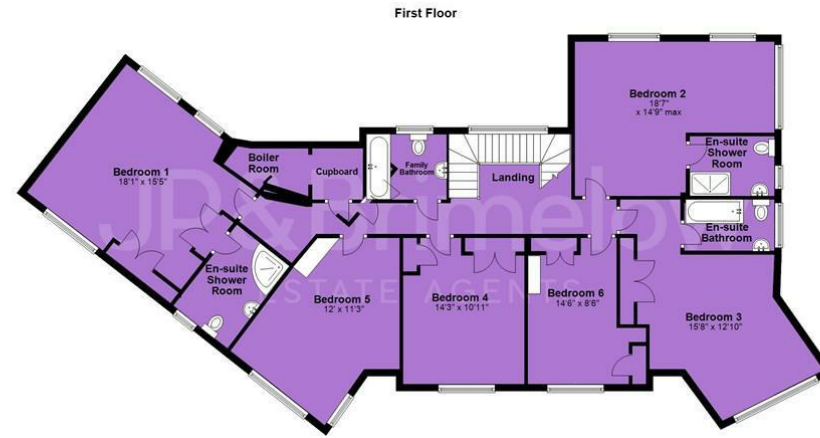
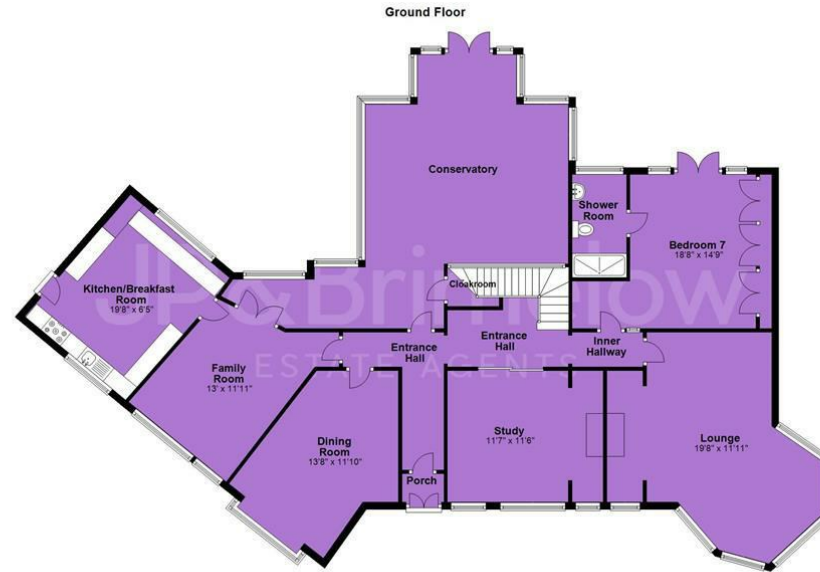


## EPC Chart

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   | 80        |
| (69-80) C                                   |  |   |           |
| (55-68) D                                   |  | 59  |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |



Tenure: Leasehold Council Tax Band: G



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