

10 High Lane, Chorlton, Manchester, M21 9DF



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VIDEO TOUR AVAILABLE A distinctive and spacious, THREE DOUBLE BEDROOM, period semi-detached property. Situated on a highly popular residential road, close to Beech Road Park. Within walking distance to the bars, restaurants, café society and the boutique shops on Beech Road.

Close to Chorlton Nature Reserve and the Meadows, good local primary schools nearby, all local amenities are a short walk, with the Metrolink station on Wilbraham Road gives you direct access into the City Centre, Media City and Manchester International Airport.

The bay fronted property retains many original features, offering a wealth of charm and character throughout. The well-planned accommodation consists of an entrance vestibule, a welcoming entrance hallway with access down into the useful cellars, a Lounge with a bay window to the front aspect and a characterful cast iron original fireplace. A dining room, a fully fitted kitchen, through to a family room, overlooking the rear lawned garden.

To the first floor there are three well-proportioned double bedrooms and a four-piece family bathroom.

The property boasts a paved driveway, providing useful off-road parking and to the rear private mature garden. The property is warmed by gas fired central heating.

Many original features throughout including fireplaces, ceiling coving and high ceilings and an internal viewing is essential to appreciate the size available in such a central Chorlton location.

£695,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81 54
(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: D



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