

20 South Drive, Chorltonville, Manchester, M21 8DY



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** An attractive & beautifully presented FIVE BEDROOM, bay fronted semi-detached residence. Located in the heart of the highly popular private estate of Chorltonville in South Manchester.

This fabulous property provides easy access not only to Beech Road, with its array of independent shops, cafes, bars and award-winning restaurants but also to Chorlton town centre, yet is just a few minutes-walk from the woodlands and meadows of Chorlton Ees Nature Reserve. A short walk provides access to the Metrolink system giving direct access to Manchester city centre and Manchester international airport.

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 well-planned accommodation comprises briefly: An entrance hall with a W.C and useful storage cupboard, a family room with a bay window to the front aspect, an impressive and extended fitted kitchen with bi-fold doors giving access out into the rear enclosed garden. A large lounge area with original feature fireplace and a dining area with views out over the rear garden.

Stairs leading the to the first floor reveal three good sized bedrooms, a further study/ nursery room and a white four-piece bathroom.

Whilst to the second floor there is another bedroom complete with en-suite shower room.


The property benefits from gas fired central heating, high ceilings, original features, a large rear lawned garden, a driveway proving off road parking and an EV charging point.

£750,000





### EPC Chart

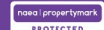
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



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