

39 South Drive, Chorltonville, Manchester, M21 8DZ



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4 1 2 E

VIDEO TOUR AVAILABLE An impressive and spacious FOUR DOUBLE BEDROOM family home. This bay fronted, semi-detached property is located in the heart of Chorltonville, off Claude Road.

The well-planned accommodation consists of an entrance porch, an impressive reception hallway with stained glass windows, a useful downstairs W.C, a lounge, a family room with access out into the rear garden, an open plan spacious fitted kitchen/dining room with further access into the rear enclosed lawned garden and a utility room completes the ground floor.

Whilst the first floor includes a landing leading to four sizable double bedrooms and a fitted four-piece white family bathroom.

Positioned within a conservation area, within walking distance to the Meadows, Beech Road and an array of local independent shops, bars and restaurants. The Metrolink on Mauldeth Road West and the centre of Chorlton on your door step.

The property is warmed by gas fired central heating and has an enclosed front garden with a driveway, providing off road parking for multiple vehicles. To the rear, an impressive enclosed lawned garden. A brilliant family home in a great location, on the door step of Brookburn Primary School.

£825,000



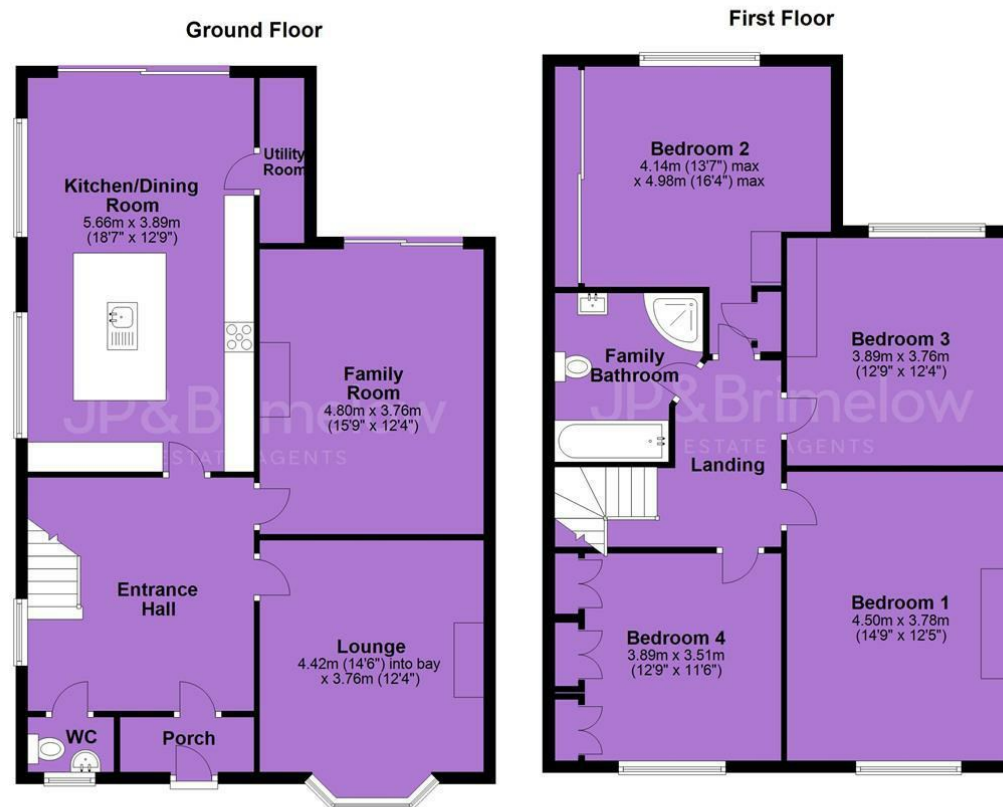


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	54	
(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



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