

# 27 Willaston Close, Chorlton Green, Manchester, M21 8BJ

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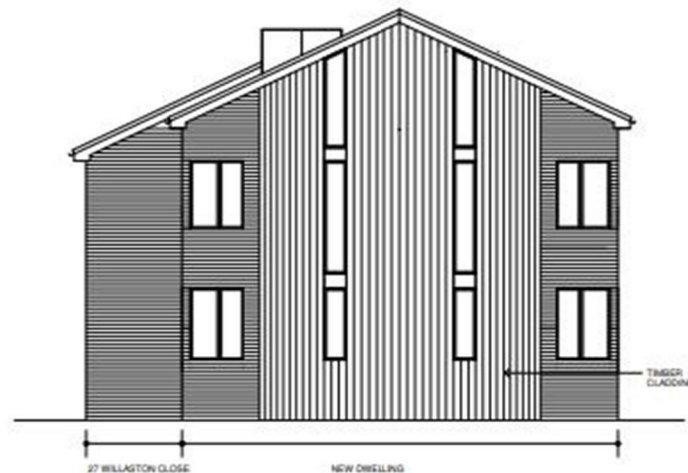


REAR ELEVATION

FRONT ELEVATION



SECTION



END ELEVATION

 **NORTHEDGE**

Project:  
27 Willaston Close,  
Chorlton

**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £485,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An exciting opportunity to purchase this piece of land that comes with planning permission to erect a FOUR BEDROOM, THREE STOREY home. Along with this well-kept and spacious TWO DOUBLE BEDROOM terrace property. located on a quiet cul-de-sac off Neale Road and within walking distance to the bars, restaurants, café society and the boutique shops on Beech Road. Close by to Chorlton Nature Reserve and the Meadows. All local amenities are a short walk and the Metrolink station on Wilbraham Road gives direct access into the City Centre, Media City and Manchester International Airport. The spacious and well-planned accommodation consists of a porch, a lounge to the front aspect and a fully fitted kitchen/breakfast room completes the ground floor. Whilst to the first floor there is a landing leading to two double bedrooms and a three-piece bathroom suite. The property also benefits from being warmed by gas fired central heating and an enclosed rear garden. This is a great opportunity and early viewing is essential. OFFERED WITH NO VENDOR CHAIN.

Following is the link to the Planning permission number 138786/FO/2023 of Manchester City Council.  
<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S5CK3DBCH1M00>





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

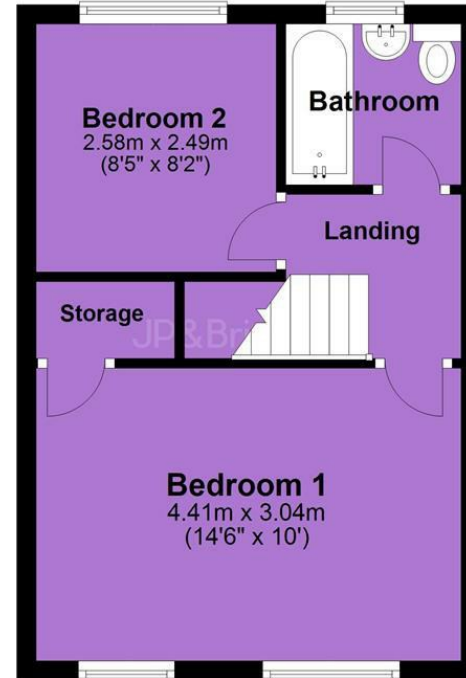


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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