

9 Redwing Avenue, Chorlton, Manchester, M21 7JS



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £395,000

 3  2  1  B


\*\*\*VIDEO TOUR AVAILABLE\*\*\* An immaculately presented & spacious, THREE BEDROOM, modern, semi-detached property positioned on this popular residential development off Darley Avenue. Chorlton Water Park and the Chorlton-Cum-Hardy Golf Club are on your doorstep, centrally located for transport links into the City Centre or Manchester Airport by the Metrolink station on Barlow Moor Road. The location is fantastic for both West Didsbury & Chorlton amenities and local primary schools, parks and the motorway network. In brief the well-planned accommodation comprises of; an entrance hallway, a downstairs W.C, a stunning fully fitted kitchen and a lounge/dining room with access out into the rear lawned garden. To the first floor there are three well-proportioned bedrooms, the master bedroom benefits from a three-piece en-suite shower room and a modern white three-piece family bathroom. The property benefits from enclosed lawned gardens with a paved patio area, a spacious driveway providing off-road parking, warmed by gas fired central heating and has solar panels providing efficient green energy. Would suit a professional couple or first-time buyer due to the location.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>88</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
England & Wales		EU Directive 2002/91/EC	

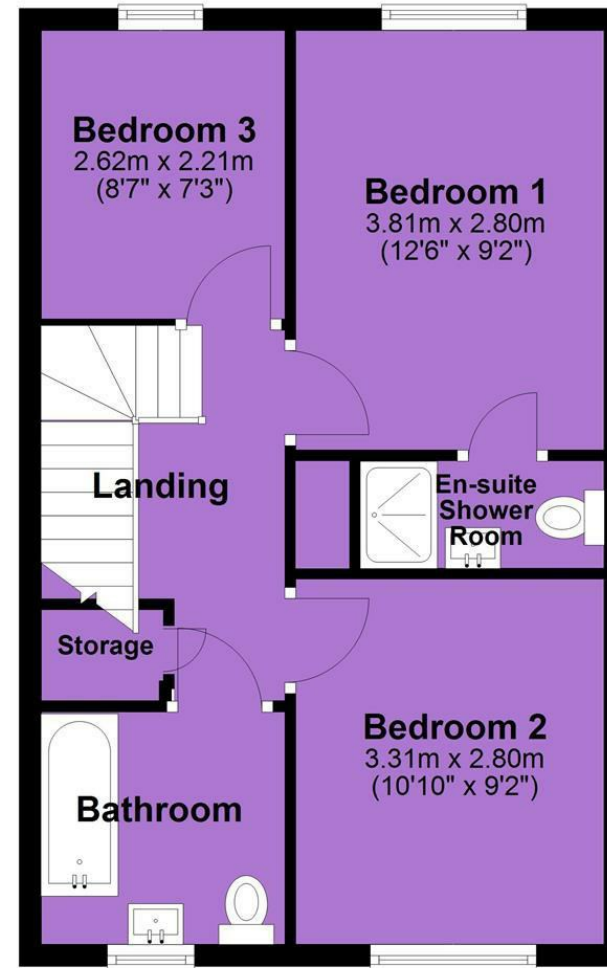


Tenure: **Leasehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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