

95 Claude Road, Chorltonville, Manchester, M21 8DE



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, THREE BEDROOM, semi-detached residence located in 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 fifteen-minute walk provides access to the Metrolink system. Within three miles of Manchester city centre and seven miles of Manchester international airport. Outstanding state and independent primary and secondary schools are nearby.

The well-planned accommodation consists of a welcoming reception hallway with a downstairs W.C. A family room with a bay window to the front aspect, a lounge, a stunning and fully fitted kitchen/dining room with access out onto the decked raised patio terrace. A useful utility room and an office complete this floor.

To the first floor there is a landing leading to three good-sized bedrooms and a fitted modern four-piece family bathroom suite, with a rolltop bath and a separate shower cubicle.

The property benefits from original features such as a cast iron fireplace, stained glass windows and ceiling coving. The home is warmed by gas fired central heating and has a rear enclosed South Westerly Facing lawned garden and a driveway with an EV charger port, providing off road parking.

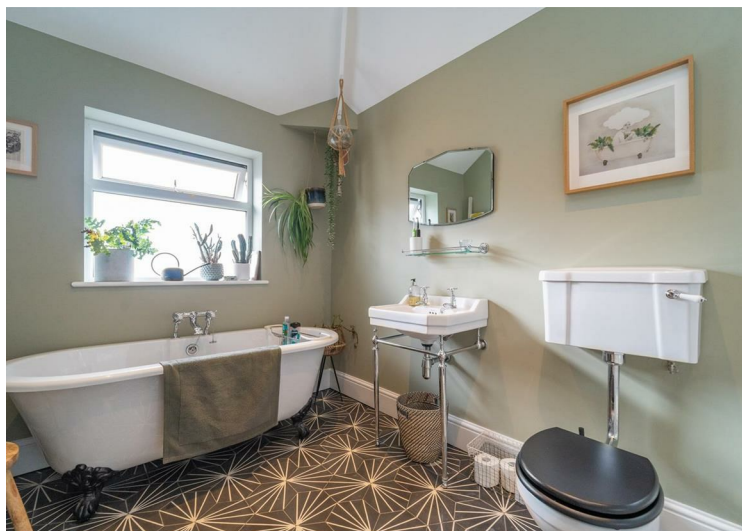
Viewing is highly recommended to appreciate this home.

£735,000










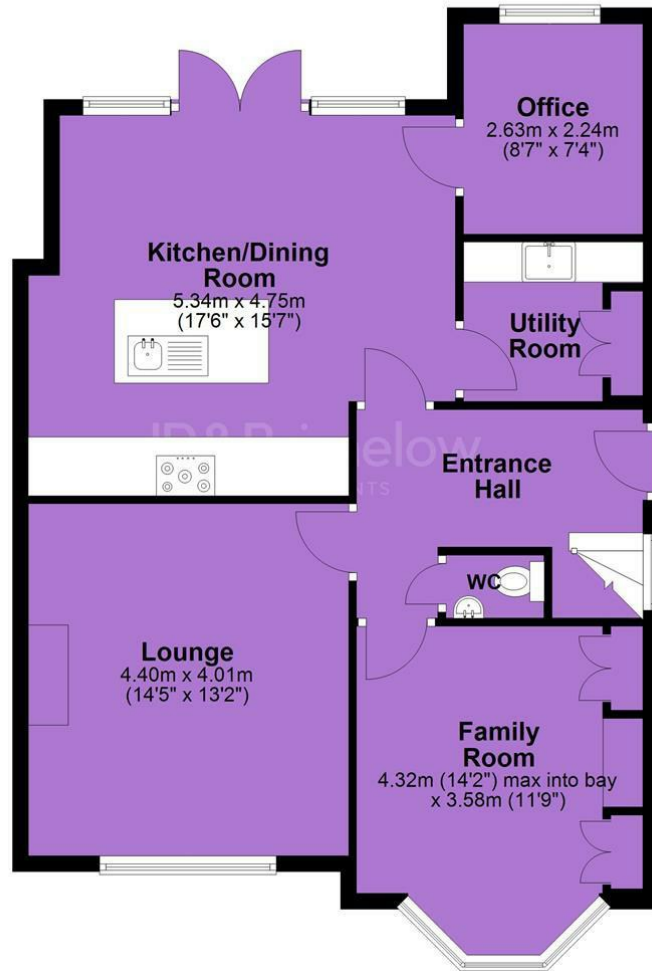
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		64	
(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	

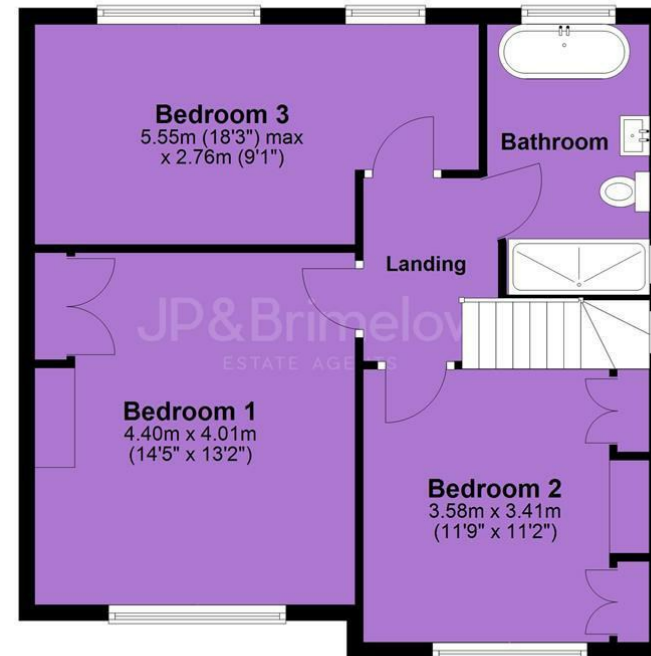


Tenure: Freehold Council Tax Band: E

## Ground Floor



## First Floor



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