

9 South Drive, Chorltonville, Manchester, M21 8DX



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVIALABLE\*\*\* An attractive and beautifully presented, FOUR DOUBLE BEDROOM, semi-detached, period property. Located in the highly regarded private estate of Chorltonville in South Manchester.

This impressive property provides easy access to both Beech Road, with its array of independent shops, cafes, bars and restaurants, but also to Chorlton town centre, yet has unspoilt views from the rear of the woodland.

The property is within walking distance to the Metrolink station, giving you direct access to the city centre. Would ideally suit a couple or a family due to its location. Brookburn Primary School, Beech Road and Chorlton Park are all nearby.

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 property consists of; A vestibule, a large entrance hall complete with useful under stairs storage, a good-sized lounge with box bay window to the front aspect, a family room to the rear aspect complete with stripped and varnished floor boards and views into the rear enclosed garden. A fitted kitchen/dining room with access out into the rear garden completes the first floor.

Whilst to the first floor the landing reveals four double bedrooms and a white three-piece bathroom suite.

The property benefits from gas fired central heating, period features throughout, partial stained and leaded glazed windows, stripped and varnished floor boards, picture railings and ceiling coving, a rear enclosed garden and a drive way providing off road parking for multiple vehicles.

£750,000










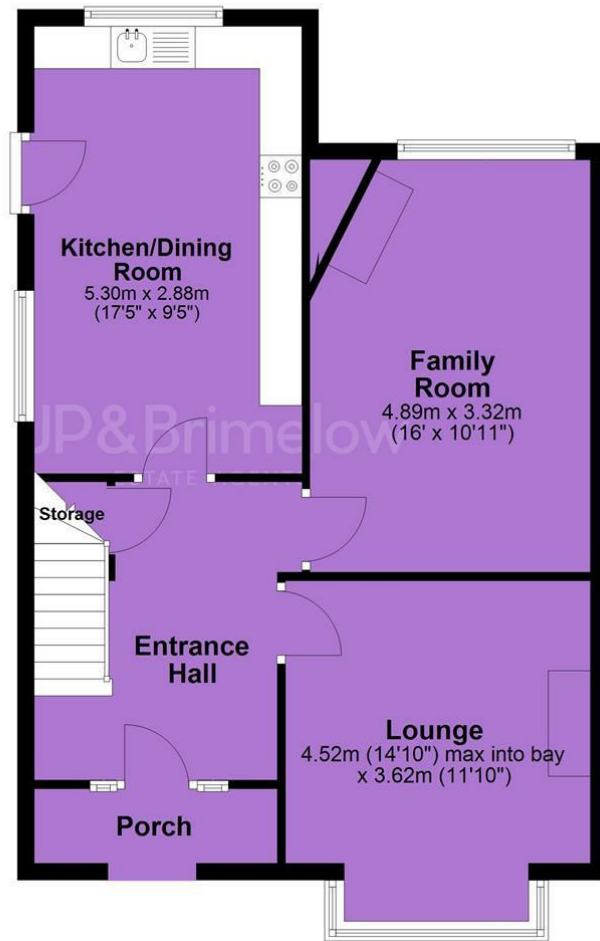
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

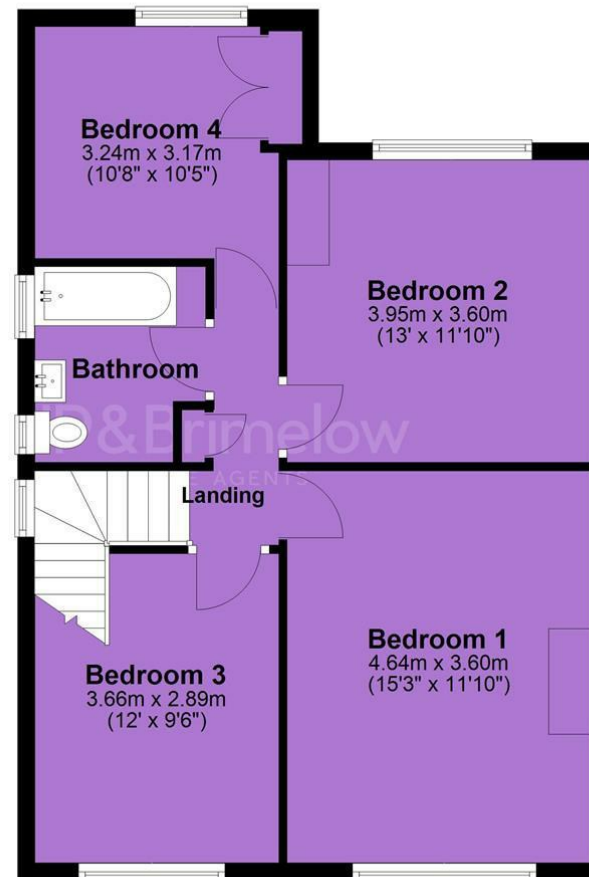


Tenure: Freehold Council Tax Band: E

## Ground Floor



## First Floor



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