

41 Whitelaw Road, Chorlton Green, Manchester, M21 9HG



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3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* This attractive and immaculately presented THREE DOUBLE BEDROOM, period, bay fronted semi-detached terrace property has been transformed by its current owner. With a Victorian façade and offering large, bright and modern living throughout.

Situated on this highly popular road located off Chorlton Green. Within walking distance to all of Beech Road's amenities, Chorlton Nature Reserve, the Café Bar Society on Beech Road itself and all of the amenities available in Chorlton.

This well planned and extended home consists of an entrance hallway with stairs leading down to useful chamber cellars. A through lounge/dining room with a bay window to the front aspect, a beautifully extended fitted kitchen/breakfast and family room with bi-folding doors onto the raised decked patio terrace. A downstairs W.C completes the ground floor.

To the first floor there is a landing revealing two double bedrooms, a stunning fitted four-piece family bathroom with an ensuite utility/laundry room.

Whilst to the second floor reveals a further double bedroom with the potential to extend further subject to the appropriate planning regulations.

This fantastic property benefits from Underfloor heating throughout the kitchen/family/breakfast room with Lutron lighting control system, a Worcester boiler with a Megaflo hot water tank, an alarm security system and CCTV.

To the front aspect there is an enclosed garden and a driveway providing off road parking, to the side aspect there is an area for all recycling bins and gated access into the rear garden.

OFFERED WITH NO VENDOR CHAIN.


£750,000







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	68	
(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: D





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