

65 Claude Road, Chorltonville, Manchester, M21 8DE



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, FOUR DOUBLE BEDROOM, semi-detached residence located in the highly popular private estate of Chorltonville in South Manchester. Charming and full of character the property is spread over three floors.

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 short 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 entrance hall with herringbone flooring and a three-piece shower room. There is a lounge with bay window to the front aspect and a beautiful family room with log burning stove. To the rear there is an impressive open plan kitchen/ dining room, the kitchen is fully fitted with high end finishes, Bi-fold doors open out into the rear enclosed garden seamlessly blending the indoor and outdoor space. A useful utility room complete this floor.

To the first floor there is a landing leading to three good-sized bedrooms and a stunning modern four-piece family bathroom suite, complete with free standing bath and walk in shower.

Stairs leading up to the second floor reveal an additional fourth bedroom and useful eaves storage.

The property benefits from gas fired central heating, underfloor heating to the kitchen/dining and living area as well as the hallway and upstairs bathroom, high ceilings, ceiling coving, an electric vehicle charger point on the driveway, a rear enclosed garden and a driveway providing off road parking.

Viewing is highly recommended to appreciate this home.

£825,000












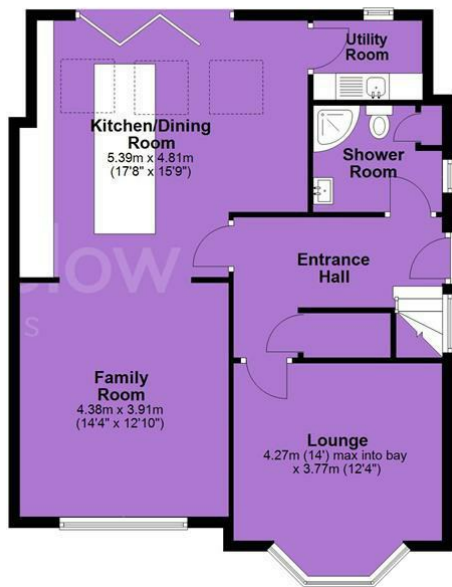
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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: Freehold Council Tax Band: E

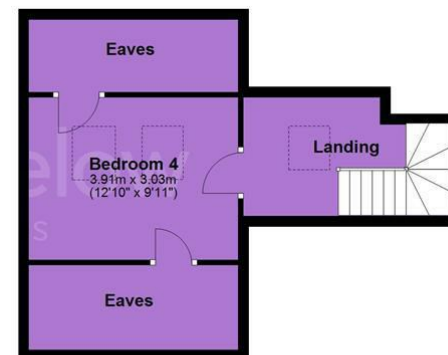
Ground Floor



First Floor



Second Floor



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