

20 Mottram Avenue, Chorlton, Manchester, M21 7HQ



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VIDEO TOUR AVAILABLE A delightful and beautifully presented, FOUR BEDROOM, extended, semi-detached property. Situated on a quiet residential road here in Chorlton 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 consists of; An entrance hall, a stunning lounge to the front aspect complete with log burning stove, an office with views into the rear garden, a useful utility room, a downstairs W.C and a fabulous open plan fully fitted kitchen/ dining room, bi-fold doors open out into the rear enclosed west facing garden.

To the first floor the landing reveals three well proportioned bedrooms. The principle also has an en-suite shower room. A white three-piece bathroom completes this lovely home.

The property benefits from gas fired central heating, a drive way providing off road parking for multiple vehicles, an EV charging point and a large rear enclosed garden.


Internal inspection is highly recommended.

£425,000





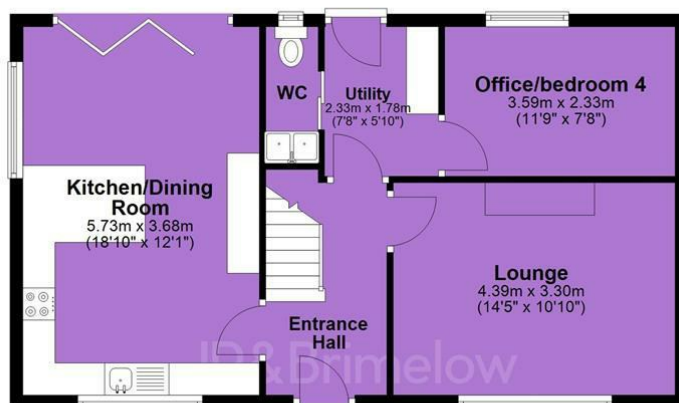
EPC Chart

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: A

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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