

116 Nell Lane, Chorlton, Manchester, M21 7DA



JP&Brimelow
ESTATE AGENTS



3 2 1 C

VIDEO TOUR AVAILABLE A bright and spacious THREE DOUBLE bedroom, modern mid-terrace townhouse, completed to a high specification throughout. Arranged over three floors and forming part of a sought-after development on Nell Lane in Chorlton. Ideally located close to St Werburgh's Road Metrolink station, Chorlton Park, Burton Road in West Didsbury, and the vibrant heart of Chorlton with its wide range of amenities.

The accommodation briefly comprises a dining room featuring bespoke plantation shutters, which opens into a fully fitted kitchen with high-gloss cabinetry and integrated Neff appliances including a steam oven and combination microwave grill, warming draw and flexi-zone induction, the kitchen offers direct access to the south-facing rear garden. A convenient downstairs W.C. completes the ground floor.

The first floor offers a spacious lounge with engineered oak flooring and a well-proportioned double bedroom. The top floor comprises the master bedroom with a stylish three-piece en-suite featuring a heated mirror and double shower, an additional double bedroom, and a modern family bathroom complete with overhead shower, Bluetooth speakers and feature lighting.




Further benefits include gas central heating, energy-efficient windows, a Nest smart heating system, underfloor heating in both the bathroom and en-suite, and a fully boarded loft equipped with power sockets and LED lighting. Externally, the property offers allocated off-road parking to the rear and a private, enclosed garden. This beautifully thought through home must be viewed early to be fully appreciated.

£395,000





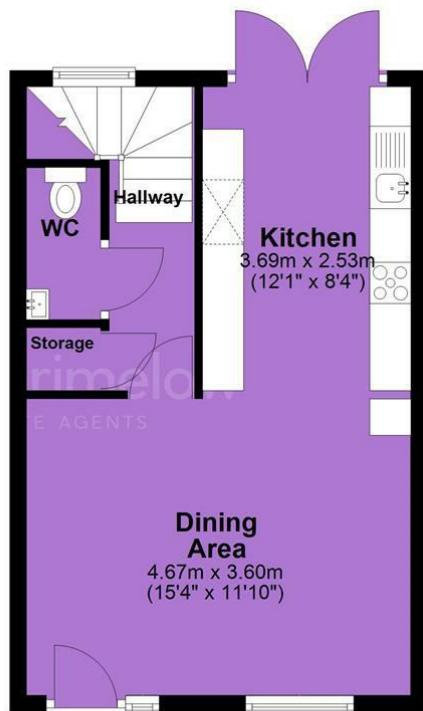
EPC Chart

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

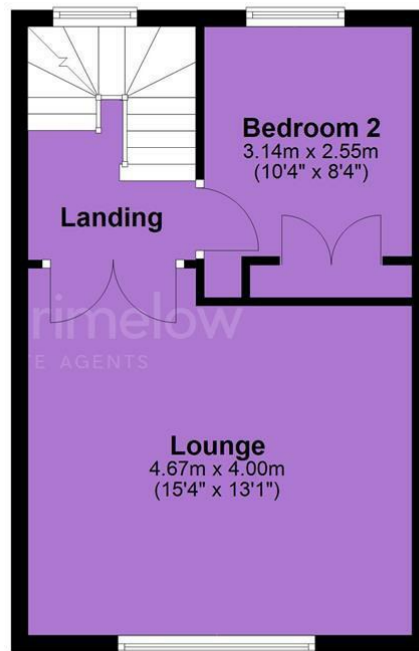


Tenure: Freehold Council Tax Band: D

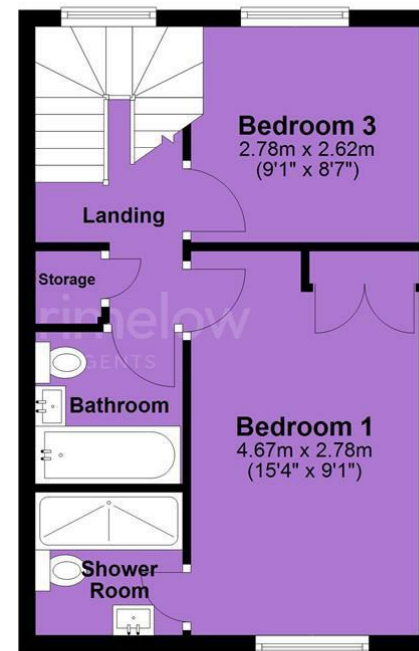
Ground Floor



First Floor



Second 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



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

