

116 Nell Lane, Chorlton, Manchester, M21 7DA



JP&Brimelow
ESTATE AGENTS



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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





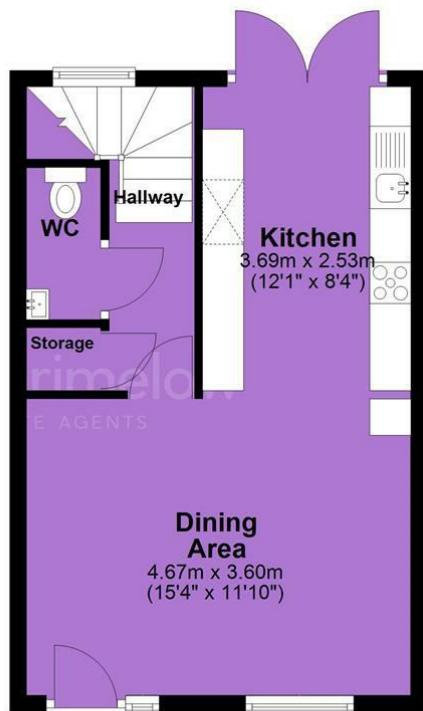
EPC Chart

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		
	70	83
England & Wales		EU Directive 2002/91/EC

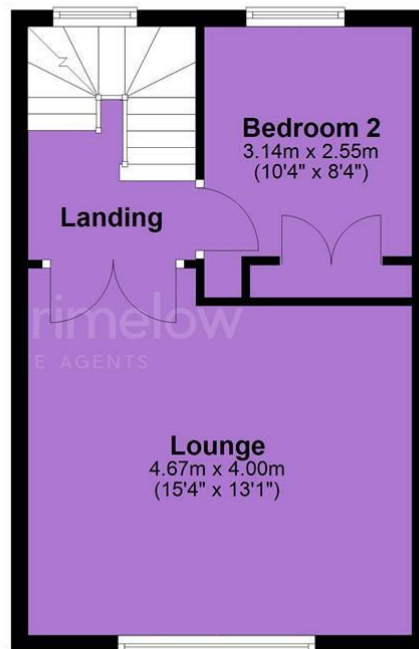


Tenure: Freehold Council Tax Band: D

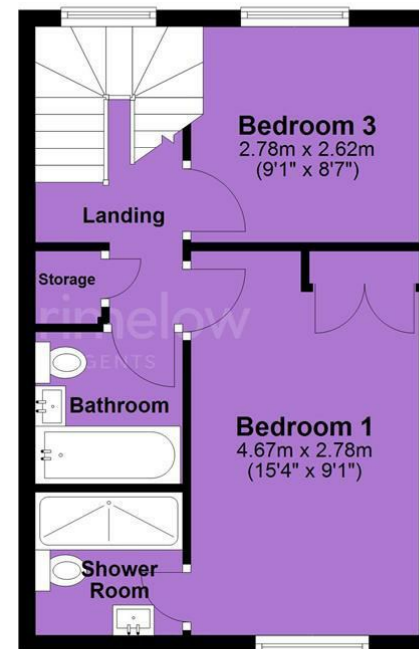
Ground Floor



First Floor



Second Floor



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