

5 The Thorns, Chorltonville, Manchester, M21 8GB



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VIDEO TOUR AVAILABLE An attractive and immaculately presented, **FOUR DOUBLE BEDROOM**, period, semi-detached property occupying a large plot. Situated on an exclusive cul-de-sac within the highly popular private estate of Chorltonville in South Manchester. Rare to market, this property represents a superb opportunity to acquire a well cared for spacious home in arguably one of the best positions within Chorltonville.

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 property consists briefly of; a porch, a large inviting reception hall complete with useful under stairs storage, a lounge with bay window to the front aspect, a good-sized family room with views and access out into the rear garden, a dining room, a fitted kitchen/breakfast room leading through to rear porch which allows access out into the truly impressive rear **SOUTH FACING** garden.

Stairs leading to the first-floor landing reveal four large bedrooms, bedroom four benefits from a shower, sink and built in wardrobes. A bathroom and separate W.C complete this floor.

The property benefits from gas fire central heating, picture rails and ceiling coving, an alarm system, a driveway providing off road parking and a large rear enclosed south facing garden with various zones and mature greenery.

£800,000





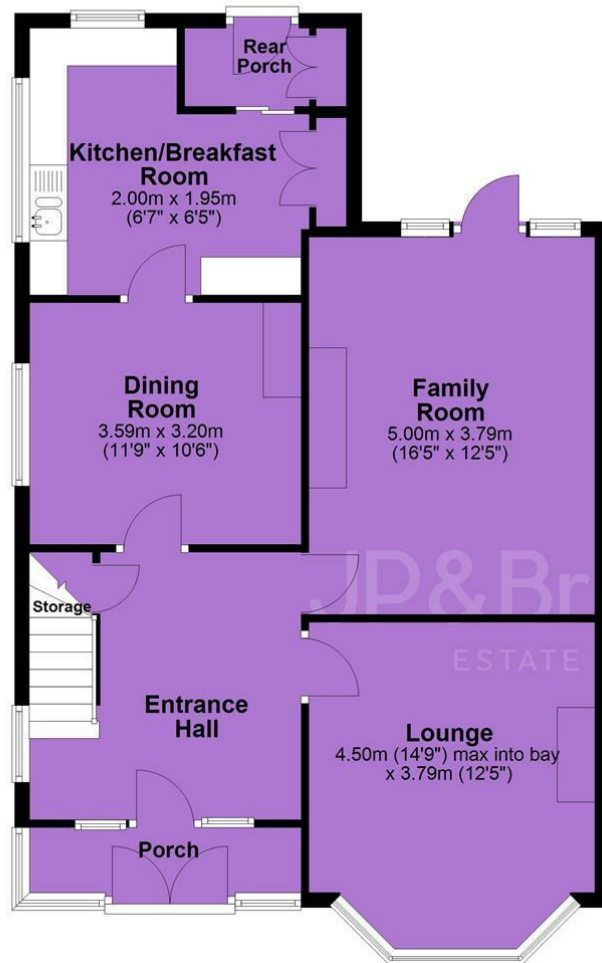
EPC Chart

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	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

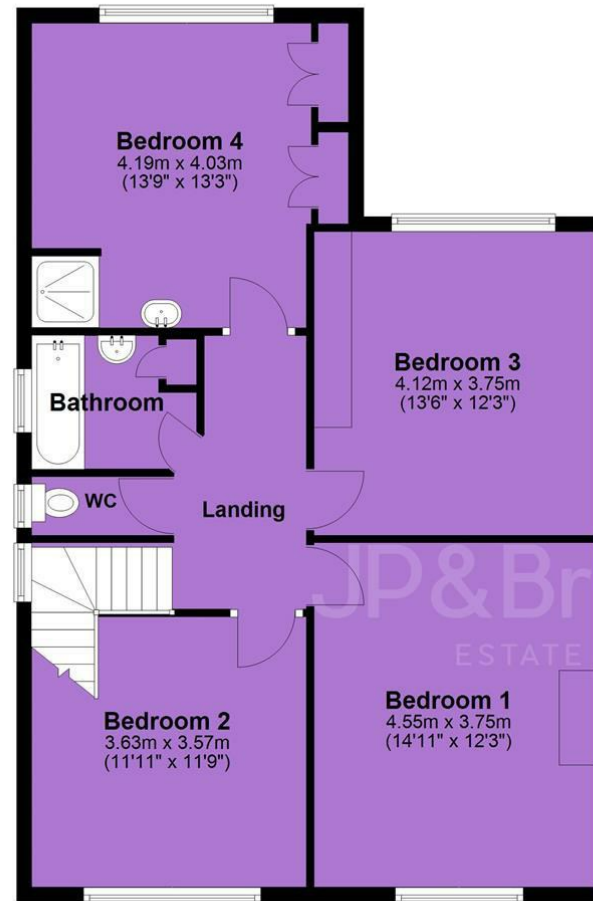


Tenure: Freehold Council Tax Band: E

Ground Floor



First Floor



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