

11 Thornbridge Avenue, Chorlton Green, Manchester, M21 9DN



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4 2 2 C

VIDEO TOUR AVAILABLE Nestled on the ever-popular Thornbridge Avenue in the highly regarded area of Chorlton Green, is this beautifully presented FOUR DOUBLE BEDROOM home. Offering an abundance of space and character while perfectly blending modern living with period charm.

The property is just a short walk from the popular Beech Road and Chorlton's many amenities. Beech Road Park, Chorlton Nature Reserve, Chorlton centre, and a selection of excellent primary schools are all close by.

Set across three floors, the property boasts an entrance hall, a light-filled family room, an inviting open-plan kitchen and dining area complete with a breakfast island and bi-folding doors leading out on to the decking and rear landscaped garden creating a true inside-out living space. A downstairs W.C completes this floor.

The first floor offers a stylish four-piece bathroom finished to a high standard. Two spacious double bedrooms, with the top floor providing a further two double bedrooms and a three-piece ensuite shower room.

The property benefits from many period features throughout including stained glazing and cast iron fire places with high ceilings, front and rear enclosed gardens and practical cellar storage. With fantastic schools, beautiful green spaces including Chorlton Nature Reserve, and a vibrant local community on the doorstep, this property makes an ideal family home in one of Chorlton's most desirable settings.

OFFERED WITH NO CHAIN

£795,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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: C



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