

27 New Barns Avenue, Chorlton, Manchester, M21 7DB



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ESTATE AGENTS

Offers In The Region Of £335,000


 3  2  1  C

VIDEO TOUR AVAILABLE A stylish THREE BEDROOM mid terraced home on a modern development off Nell Lane, Chorlton. Close to Chorlton Park Primary School, Chorlton Park, and St. Werburgh's Road Metrolink station, providing easy access into Manchester City Centre. In brief, the thoughtfully planned accommodation comprises an entrance hall, a downstairs W.C., a modern fitted kitchen, and a lounge/dining room completes the ground floor with access to the enclosed rear garden. On the first floor, there is landing leading to three spacious bedrooms, the master featuring an en-suite shower room, plus a three-piece family bathroom. The property benefits from gas-fired central heating, allocated parking to the rear, and an enclosed, landscaped garden. OFFERED WITH NO ONWARD CHAIN. An impressive home in a fantastic Chorlton location, early viewing is highly recommended.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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 

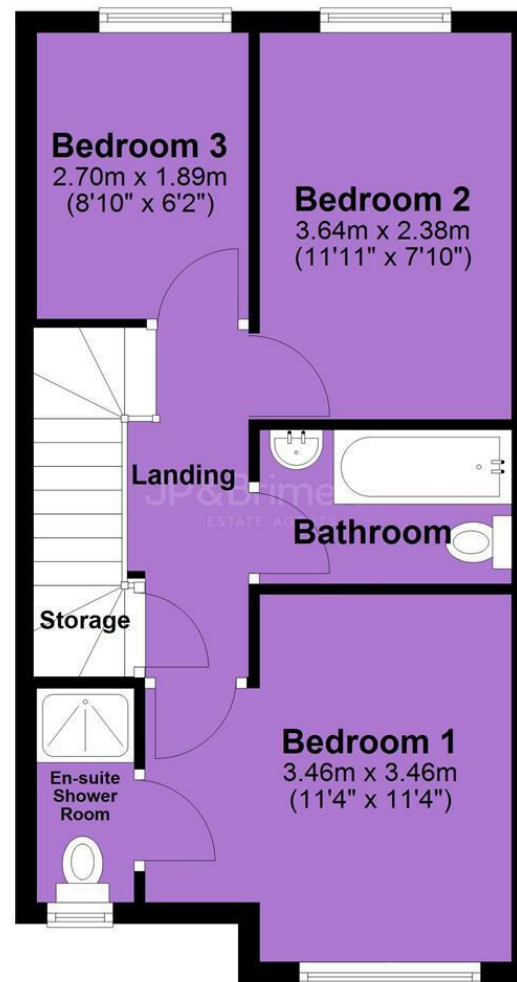


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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