



**Mauldeth Road West, Chorlton, Manchester, M21**

**Offers Over: £300,000**

*Freehold*



# Mauldeth Road West, Chorlton, Manchester, M21

A fantastic opportunity to purchase a modern THREE bedroom terrace home set back from the main road with views over Hough End Playing fields to the front and The Fallowfield loop to the rear. Located within close proximity to transport links including the Metrolink, bus routes and motorway networks whilst also offering great access to Didsbury Village and Chorlton Centre this is an ideal home for First Time buyers, professionals or growing families alike.

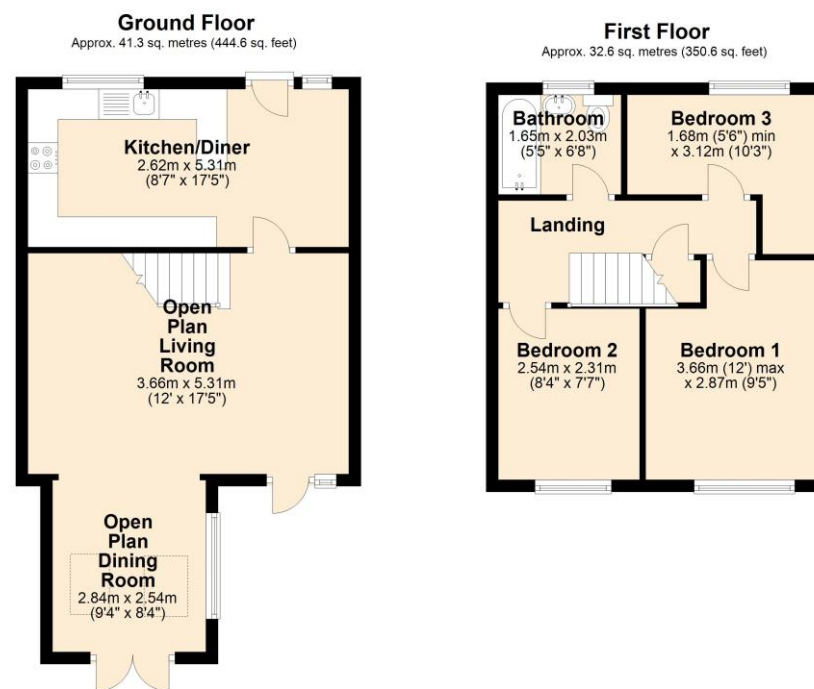
The home itself is beautifully presented throughout and is ready to move into. As you enter the home you are greeted by a fantastic size breakfast kitchen, fitted with a modern range of base and eye level units, breakfast bar and a range of integral appliances. The open plan living/ dining room offers a fantastic space for the whole family, with feature fire surround and two sets of patio doors leading to the private enclosed rear garden. With space for both living and dining room furniture this room is a brilliant size.

The first floor is home to THREE bedrooms, two of which are doubles and a good size single. The family bathroom is fitted with a contemporary three piece suite. The landing provides access to the loft space with drop down ladder.

Externally there is a driveway providing off road parking to the front whilst the rear there is a private enclosed garden with decked area offering a great space for entertaining or alfresco dining.

A viewing is highly recommended to avoid disappointment.

- Freehold
- Council Tax Band C
- EPC Grade D



Total area: approx. 73.9 sq. metres (795.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>68</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.