



Derwent Close, Chorlton, Manchester, M21

Offers Over: £325,000

Freehold

Derwent Close, Chorlton, Manchester, M21

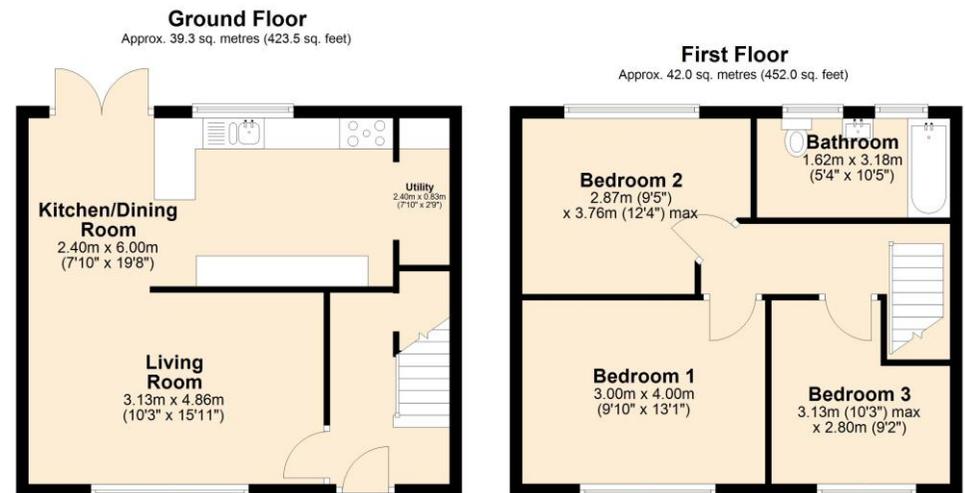
Situated in a peaceful residential close, this charming mid-terrace home on Derwent Close offers an ideal balance of comfort and convenience. Tucked between the vibrant communities of Chorlton and Didsbury, the property benefits from a highly desirable location with easy access to major motorway networks, making commuting straightforward. The area is particularly popular with families, thanks to its excellent local schools, green spaces, and a strong sense of community.

Upon approach, the home is set behind a private front garden, mainly laid to lawn, with a pathway guiding you to the entrance. Inside, the welcoming hallway leads to a generously sized living room on the left, featuring a front-facing window that fills the space with natural light, along with a charming cast iron fireplace surround that creates a cosy focal point. An archway seamlessly connects the living area to the kitchen diner, which is thoughtfully fitted with a range of base and eye-level units, complemented by wood work surfaces and tiled splashbacks. The kitchen also offers space for appliances, a breakfast bar, and ample room for a dining table and chairs, making it perfect for both everyday living and entertaining. Patio doors open out to the rear garden, enhancing the indoor-outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious doubles and a good-sized single, ideal for a growing family, home office, or guest room. The rear of the property features a low-maintenance garden with enclosed walled boundaries, providing a private outdoor space to relax or entertain.

The surrounding area is known for its lively yet laid-back atmosphere. Both Chorlton and Didsbury villages offer an array of independent shops, cafes, bars, and restaurants, alongside larger supermarkets and everyday amenities. Excellent transport links, including nearby tram stops and bus routes, make accessing Manchester city centre quick and convenient, while nearby parks and green spaces provide plenty of opportunities for outdoor leisure.

- Freehold
- EPC Grade C
- Council Tax Band A



Total area: approx. 81.3 sq. metres (875.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.