

96, Corkland Road, Chorlton, Manchester, M21 8XW



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £395,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented and desirable bay-fronted three-bedroom mews property, secluded at the end of a quiet cul-de-sac on a highly sought-after residential road just off Wilbraham Road in Chorlton. The property is within walking distance of Chorlton village centre, offering a range of independent shops and local amenities, with well-regarded primary and secondary schools close by. St Werburgh's Road Metrolink station is just a five-minute walk away, providing direct access to MediaCityUK and Manchester city centre. The thoughtfully arranged accommodation comprises an entrance hallway, a spacious lounge featuring a bay window to the front, and a stunning fully fitted kitchen/dining room with useful understairs pantry storage and direct access to the rear lawned garden. To the first floor, a landing leads to two well-proportioned double bedrooms, a three-piece ensuite shower room, a stylish fitted three-piece bathroom suite, and a third bedroom. The property further benefits from a generously sized front garden, larger than typically found in the area, gas-fired central heating, a front driveway providing off-road parking for two vehicles, a partially boarded loft complete with lighting and ladder access, and an enclosed rear lawned garden.





## EPC Chart

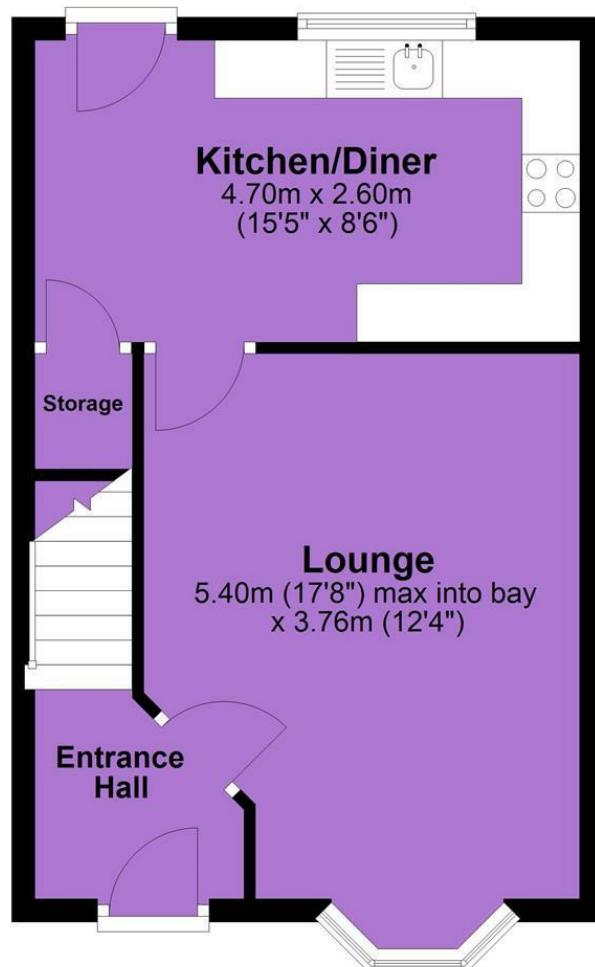
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 &amp; Wales</b>		EU Directive 2002/91/EC

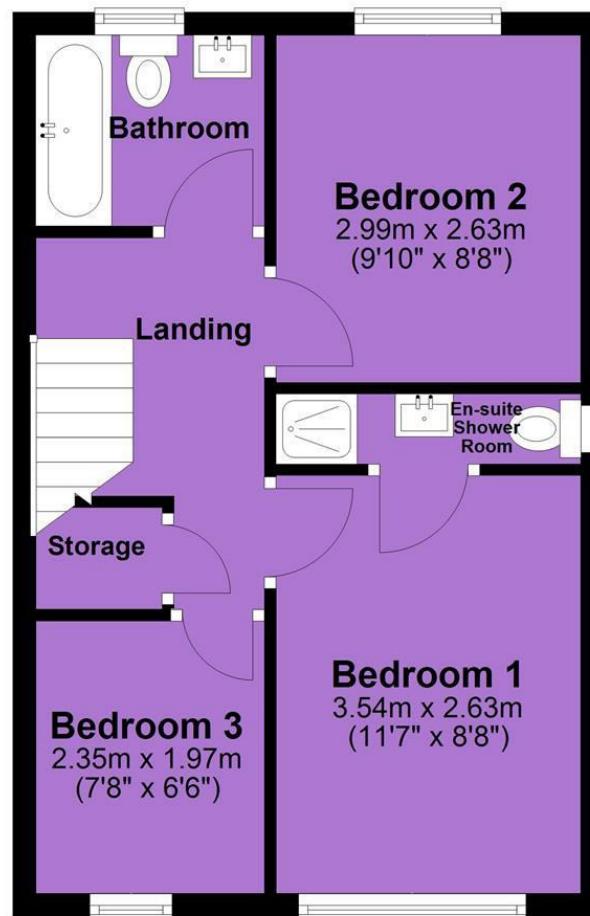


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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