

34 Chatburn Road, Chorlton, Manchester, M21 0XW

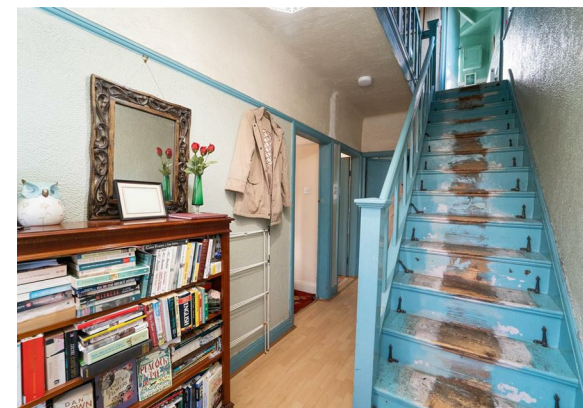


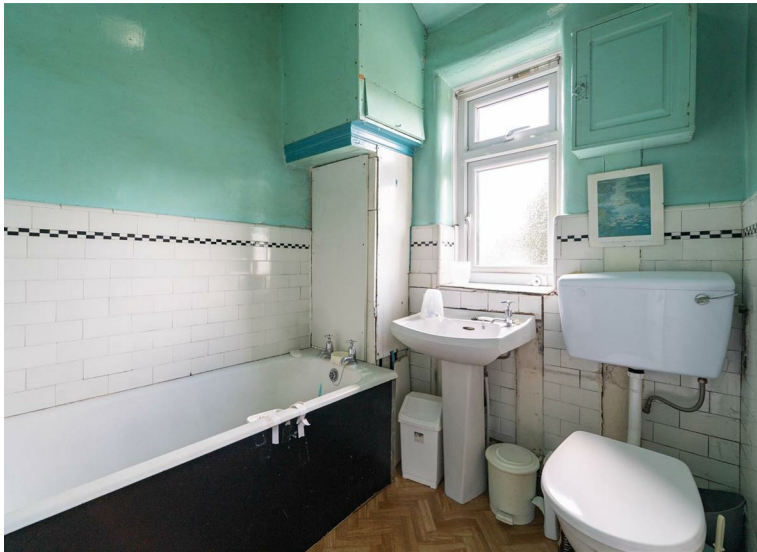
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Offers In The Region Of £385,000

3 1 1 C

VIDEO TOUR AVAILABLE A traditional, bay fronted, THREE BEDROOM semi-detached property, located on a popular residential road off Kings Road. IN NEED OF UPDATING THROUGHOUT. Located just a short distance from the vibrant bars, restaurants, and cafes on Beech Road, this property is also close to Chorlton Park, excellent primary and secondary schools, and the Metrolink Station on St Werburgh's Road, offering direct connections to the City Centre, Media City, and Manchester Airport. In brief the property consists of a porch, an entrance hall with useful storage cupboard, a dining room with bay window to the front aspect, a lounge with views into the rear garden, and a kitchen which allows access out into the rear garden. Stairs leading to the first-floor landing reveal three bedrooms, and a three-piece bathroom suite. The property benefits from gas fired central heating, both front and rear enclosed gardens, and a useful garage.





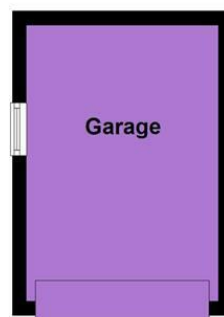
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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	

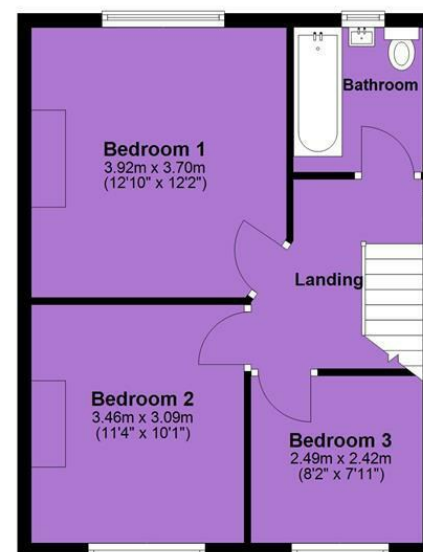
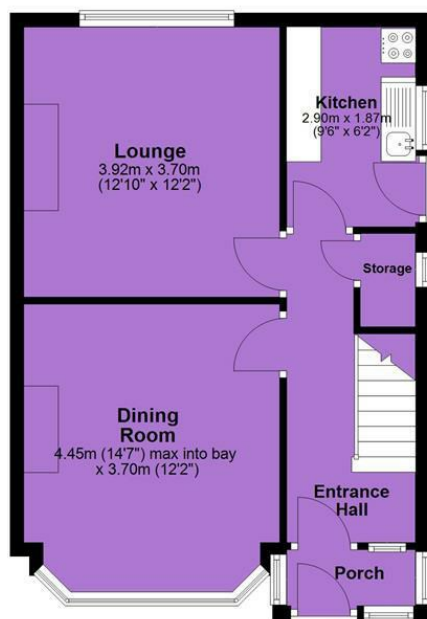


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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