

3 The Willows, Chorltonville, Manchester, M21 8FQ



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4 1 2 C

VIDEO TOUR AVAILABLE An attractive & charming, FOUR DOUBLE BEDROOM, semi-detached period property. This delightful bay fronted property is located within the sought after private estate of Chorltonville in South Manchester.

The property provides easy access not only to Beech Road with its array of independent shops, cafes, bars and award-winning restaurants but also to Chorlton town centre, yet is just a few minutes-walk from the woodlands and meadows of Chorlton Ees Nature Reserve.

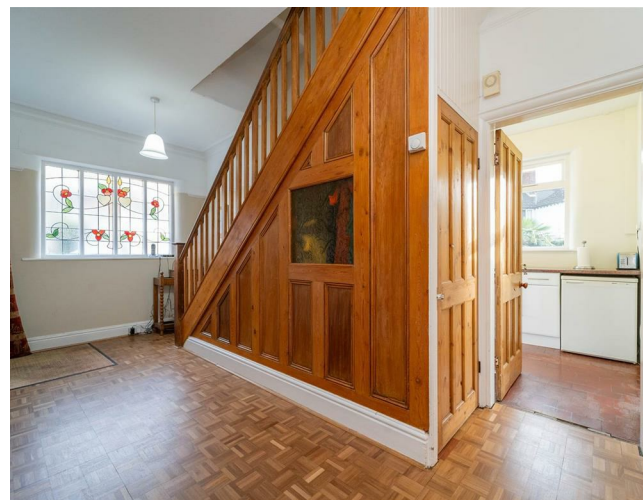
Internally the property is spread over two floors and consist of; an entrance hall with useful storage cupboard, a good-sized lounge to the front aspect featuring a bay window, a spacious living room, a fitted kitchen with view and access out into the rear SOUTH facing garden, a dining room, and a useful storage cupboard completing this floor.

Stairs leading to the first-floor landing reveal three good sized double bedrooms, a further double bedroom benefitting from an en suite shower room, a white two price bathroom, and separate W/C complete this fantastic home.

The property benefits from gas fired central heating, high ceilings, picture rails and ceiling coving, stained and leaded windows, stripped and varnished floor boards, a driveway providing off road parking, and a rear enclosed south facing garden.

OFFERED WITH NO VENDOR CHAIN

£795,000





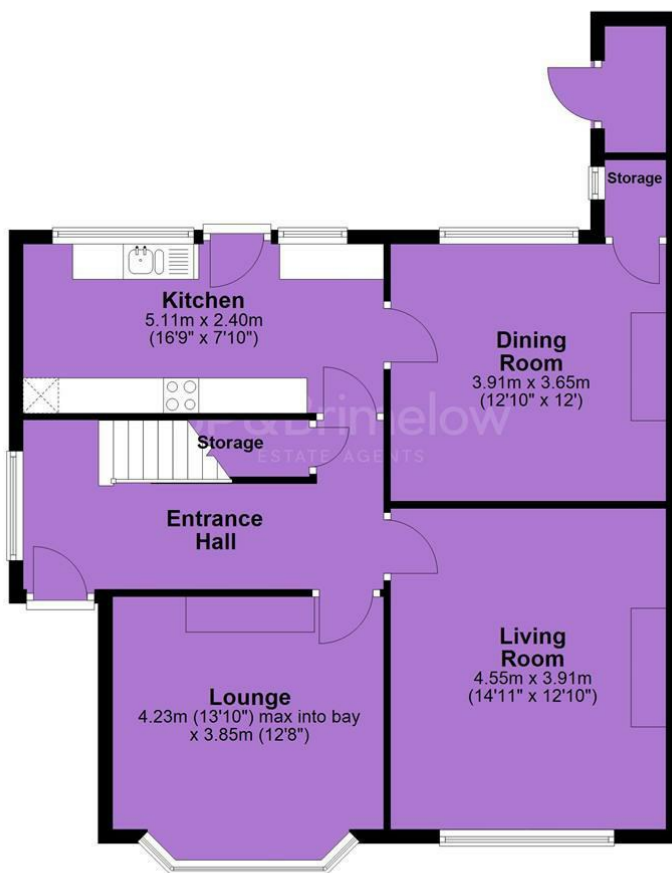
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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: E

Ground Floor



First Floor



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