

7, Derwent Avenue, Chorlton, Manchester, M21 7QP



**JP&Brimelow**  
ESTATE AGENTS



5 2 2 C

**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A stylishly presented, FIVE BEDROOM, modern, three storey townhouse, located on a private residential road, off Barlow Moor Road in Chorlton. The development was designed and built by Elan Homes and is situated in an excellent location making it a highly desirable residence.

Within walking distance to Chorlton Water Park, Chorlton Golf Club, Burton Road (West Didsbury) and top-rated schools like Barlow Hall, Chorlton Park Primary and Didsbury High School. Excellent transport links include the Metrolink, Princess Parkway, and access to the city centre, motorways, and Manchester International Airport.

In brief, the spacious accommodation comprises; a porch, entrance hall, an impressive open plan family/dining/kitchen with integrated appliances and quartz worktops. A spacious ground floor with French doors to the rear leading to a landscaped garden.

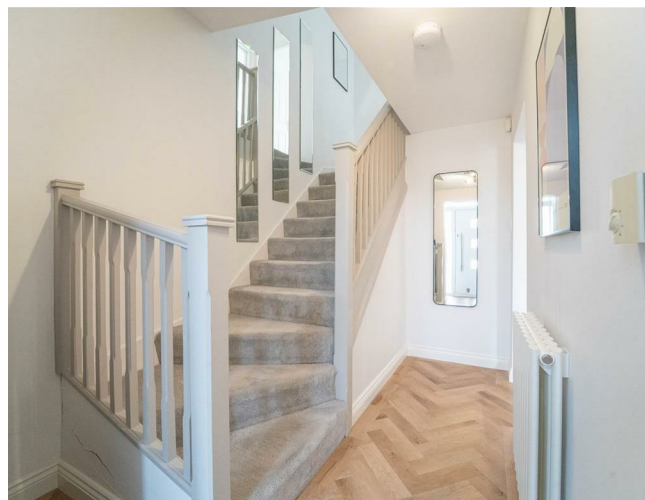
The first-floor landing leads to a L shaped lounge/study to the front aspect benefiting from high feature ceilings, which could become a fifth bedroom if desired. To the rear there is bedroom two that has a balcony with French doors opening inwards and benefits from a three-piece en-suite bathroom. The second-floor landing reveals three further bedrooms and the master bedroom also has a balcony with French doors opening inwards. Further benefit is a three-piece ensuite shower completing this fantastic home.

The property also benefits from a block paved driveway providing off-road parking (with additional parking opposite on the private road), both front and rear landscaped gardens (the rear with a decked terrace ideal for entertaining), and warmed by gas fired central heating.

This property is ideally situated in walking distance to Burton Road in West Didsbury, known for its independent shops, cafes, and vibrant nightlife, offering a balance of tranquility and urban convenience.

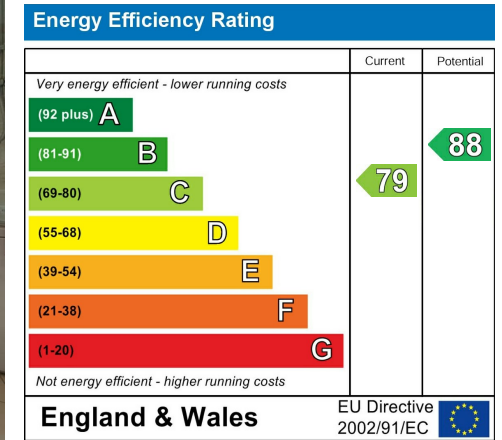
Perfect for families or professionals seeking a modern, stylish home in a sought-after location!

£625,000



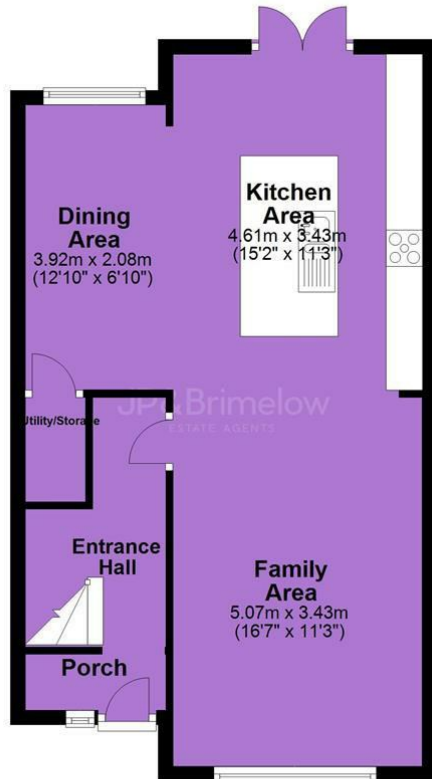


## EPC Chart

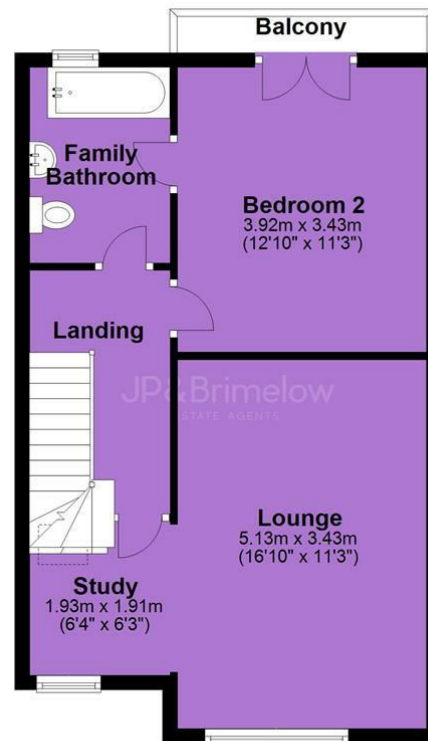


Tenure: Freehold Council Tax Band: E

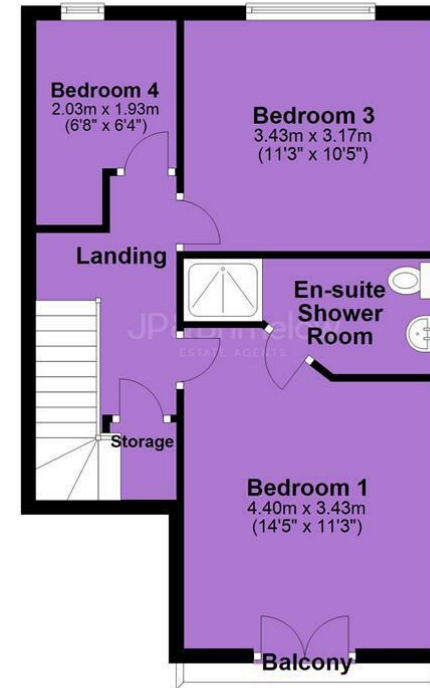
### Ground Floor



### First Floor



### Second Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow

