



Jordan fishwick

11 Dovecote Mews, Chorlton Green, M21 9HN

Guide Price £395,000

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The Property

NO CHAIN Nestled on a highly sought-after CUL-DE-SAC just off Chorlton Green is this charming EXTENDED TWO DOUBLE BEDROOM MODERN MEWS property offering spacious and light accommodation ideal for a young couple/family or those looking to downsize. This delightful property benefits from both a DRIVEWAY as well as a SOUTHERLY FACING REAR GARDEN and is ideally situated in a peaceful area, yet remains within walking distance from all amenities and transport links in Chorlton Village. The property further benefits from having the array of independent shops, bars and restaurants that line Beech Road along with Chorlton Ees and Brookburn Primary School practically on your doorstep. The accommodation briefly comprises: entrance hallway, modern fitted kitchen, 21ft living/dining room with twin Velux skylight windows and French patio doors opening to the rear garden. The first floor reveals two good sized bedrooms and shower room fitted with a modern three piece suite. One of the standout features of this property is the southerly facing garden, which invites an abundance of natural light and offers a perfect spot for outdoor enjoyment, whether it be for gardening, summer barbecues, or simply unwinding in the sun. Additionally, the convenience of a driveway to the front of the property adds to the appeal, providing easy access and parking. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

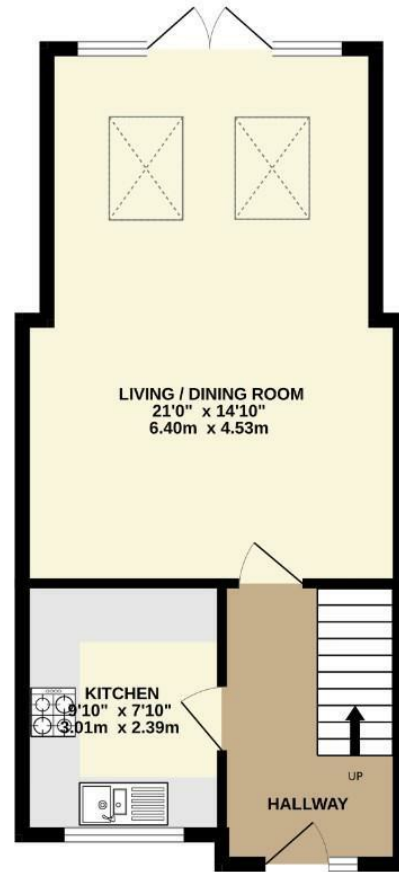
- NO CHAIN
- Delightful extended mid terrace modern mews
- Sought after CUL-DE-SAC just off Chorlton Green
- Southerly facing garden
- Driveway providing off road parking
- 21ft living/dining room
- Ideally placed for Beech Road and Chorlton Ees
- Short stroll from Chorlton Village and the Metro
- Council Tax: C. EPC: C



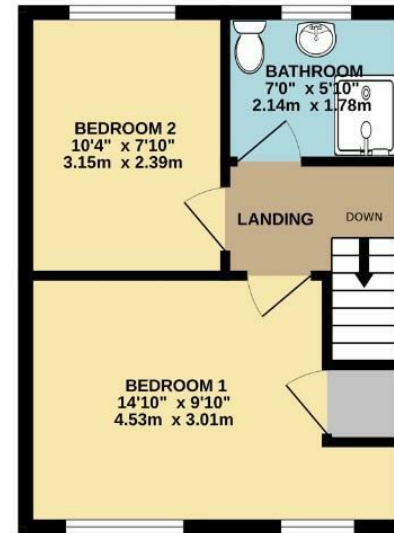
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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