

9 Copley Road, Chorlton, Manchester, M21 9WT



JP&Brimelow
ESTATE AGENTS



3 1 2 D

VIDEO TOUR AVAILABLE An extended and immaculately presented, THREE BEDROOM, semi-detached property. Located on a popular residential road off Kensington Road in Chorlton.

Within walking distance of all the local amenities including restaurants, deli's, shops on Manchester Road. The Metrolink station on either Wilbraham Road in Chorlton or Firswood giving you direct access to City centre, Media City at Salford Quays and Manchester International Airport. Close by to parks, open green spaces, and several outstanding primary schools.

In brief this bay fronted property consists of; a welcoming entrance hall with useful under stairs storage cupboard, a stylishly presented lounge benefitting from a bay window and log burner, a delightful dining area which leads through to the modern fully fitted kitchen, there are views and access off the dining room via bi-fold doors into the rear enclosed garden. A utility room/ W.C completes this floor.

Stairs leading to the first-floor landing reveal two good sized double bedrooms, a further bedroom, and a modern four-piece bathroom suite completing this fabulous home.

The property benefits from gas fired central heating, high ceilings, a driveway providing off road parking, and a rear enclosed garden.

£515,000





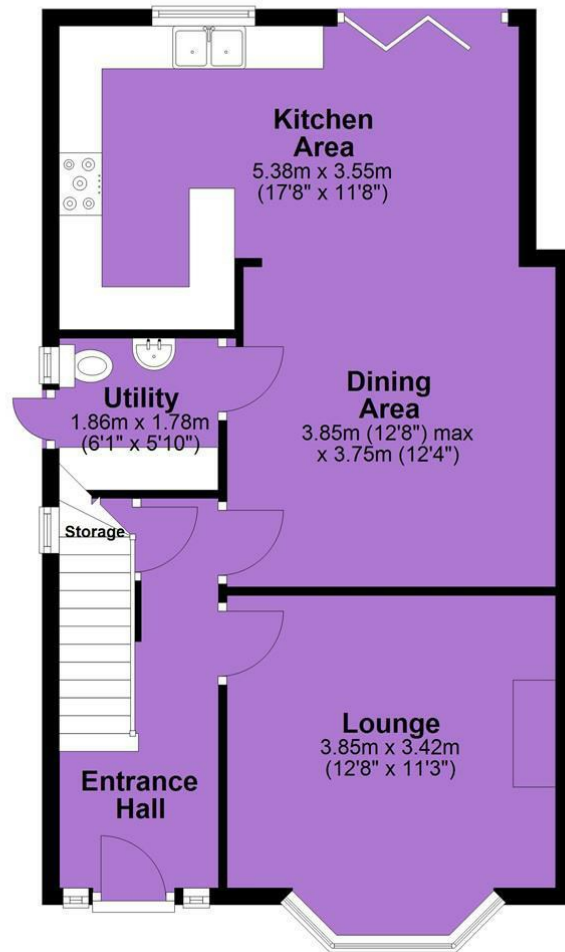
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

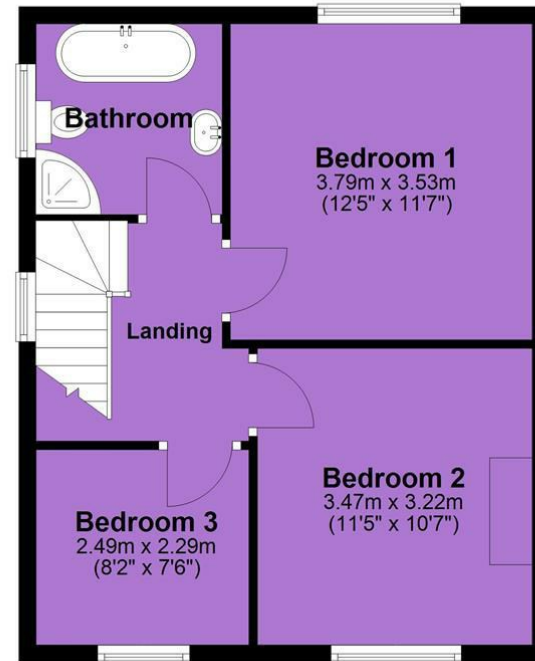


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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