

15, Nell Lane, Chorlton, Manchester, M21 8UE



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £565,000




VIDEO TOUR AVAILABLE A fantastic opportunity to purchase a THREE BEDROOM, detached bungalow, situated on this popular residential Road off Sandy Lane. Within walking distance to Chorlton Park and all of the independent shops, bars and restaurants on Beech Road. Close by to St Werburgh's Road Metrolink Station and well regarded primary and secondary schools on your doorstep. This well planned has accommodation over one floor consists; A porch, inner porch, an entrance hallway, a lounge with a feature fireplace, three well portioned bedrooms, a white four-piece family bathroom, a fitted kitchen/breakfast room with access to a rear porch with access out into the rear enclosed garden and a useful storage. The property benefits from a driveway to the front aspect with a number of vehicles, a lawned garden with an established privet hedgerow and timber fence with the neighbouring property. Warmed by gas fired central heating, an alarm system, front and rear enclosed paved garden. OFFERED WITH NO ONWARD CHAIN. Ideal home to put your own stamp on and one not to miss due to its location and local amenities nearby.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **D**

Ground Floor



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