

40 Whitelaw Road, Chorlton Green, Manchester, M21 9HR



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VIDEO TOUR AVAILABLEAn attractive and spacious, **FOUR BEDROOM**, semi-detached property. Situated on a highly popular residential road, off Beech Road in the heart of Chorlton Green.

Within walking distance to several local primary schools, close to the vibrant Beech Road with its array of cafés, independent bars and restaurants. The Chorlton meadows and the nature reserve off Ivy Green Road are nearby and ideal for runs, walks and cycling along the river Mersey.

This bay-fronted, period property sits proud on a generous plot, with accommodation spread over four floors including the useful chamber cellars. In brief the property consists of; an entrance hall which allows access down into the useful chamber cellar, a good-sized lounge with bay window to the front aspect, a dining room, and a kitchen/ breakfast room which allows access out into the rear SOUTH facing garden.

Stairs leading to the first-floor landing reveal three good sized bedrooms, and a four-piece bathroom suite.

To the second floor there is an additional double bedroom completing this well-proportioned property.


Other benefits include; gas fired central heating, high ceilings, period features, ceiling coving, a driveway providing off road parking, and a rear enclosed garden.

£775,000





EPC Chart

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



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