

29 Clarendon Road West, Chorlton, Manchester, M21 0RN



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VIDEO TOUR AVAILABLE This charming and spacious THREE DOUBLE BEDROOM family home is perfectly situated on a highly popular tree lined road, off Buckingham Road.

Close to the heart of Chorlton, the property enjoys a vibrant yet convenient location with its lively mix of shops, cafes, and local amenities, and with Whalley Range's Clarendon Road and nearby parks also within easy reach. Just a short walk from Chorlton Village, with excellent transport links making Manchester city centre, Manchester airport and MediaCity easily accessible.

Brimming with character, this property offers a welcoming entrance porch leading into a spacious hallway, a lounge which opens into the family room, a fully fitted kitchen/diner to the rear with direct access out onto the decked patio.

To the first floor, there are three generous double bedrooms and a contemporary three-piece family bathroom suite.

The property benefits from a blend of period features and modern comfort including picture railings, double glazing, bay windows, gas fired central heating, a useful chamber cellar, off road parking complete with EV charge point to the front aspect and a beautiful landscaped rear garden. Early viewing is highly recommended to appreciate this home.

£595,000





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	68	78
(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



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