

6 West Meade, Chorltonville, Manchester, M21 8FD



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ESTATE AGENTS



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VIDEO TOUR AVIALABLE An attractive and beautifully presented four double bedroom semi-detached period home, situated within the highly sought-after private Chorltonville Estate in South Manchester.

This impressive property enjoys a prime location, just a short stroll from the vibrant Beech Road, renowned for its excellent selection of independent cafés, bars, restaurants and boutique shops, as well as the wide range of amenities available in Chorlton town centre. The Metrolink station is also within easy walking distance, providing direct access to Manchester city centre. Ideally suited to couples and families alike, the property is conveniently located close to the highly regarded Brookburn Primary School, Chorlton Park and the many leisure and recreational amenities the area has to offer.

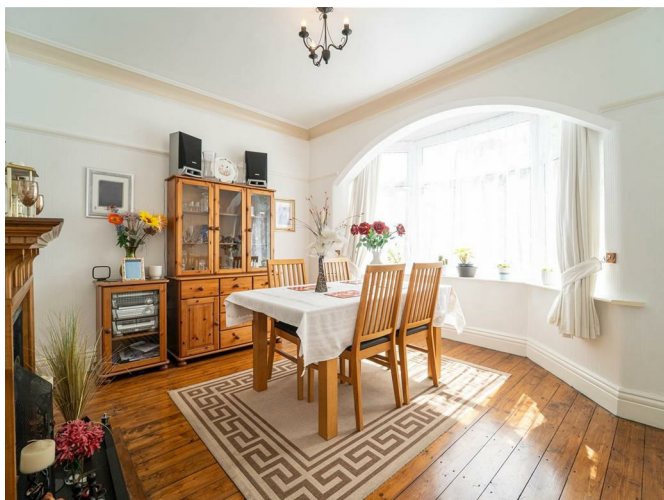
The well-planned and spacious accommodation comprises: an enclosed porch leading to a welcoming entrance hall with a useful ground floor WC, a generous lounge, and a separate dining room, both benefiting from attractive bay windows to the front aspect. To the rear of the property is a family room overlooking the enclosed garden, together with a useful pantry. A fully-fitted kitchen, with direct access to the rear garden, completes the ground floor accommodation.

The first-floor landing leads to four generous double bedrooms and a four-piece family bathroom, featuring a separate shower enclosure and paneled bath.

The property further benefits from a new boiler providing gas-fired central heating, a wealth of original period features throughout, such as stained glazing to the hallway, stripped and varnished floorboards to the Family room, a cast iron fireplace, picture rails and decorative ceiling coving. Externally, there is a generous enclosed rear garden and a driveway providing off-road parking for multiple vehicles.

The estate was constructed in 1911 and was designated a Conservation Area in 1991, ensuring that Chorltonville would remain exclusively residential

£795,000





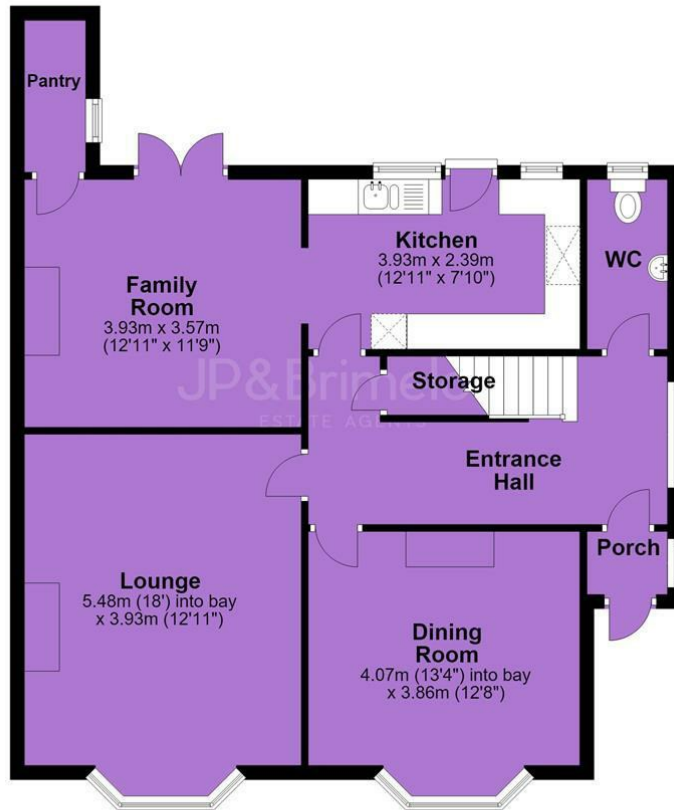
EPC Chart

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		
	68	78
England & Wales	EU Directive 2002/91/EC 	

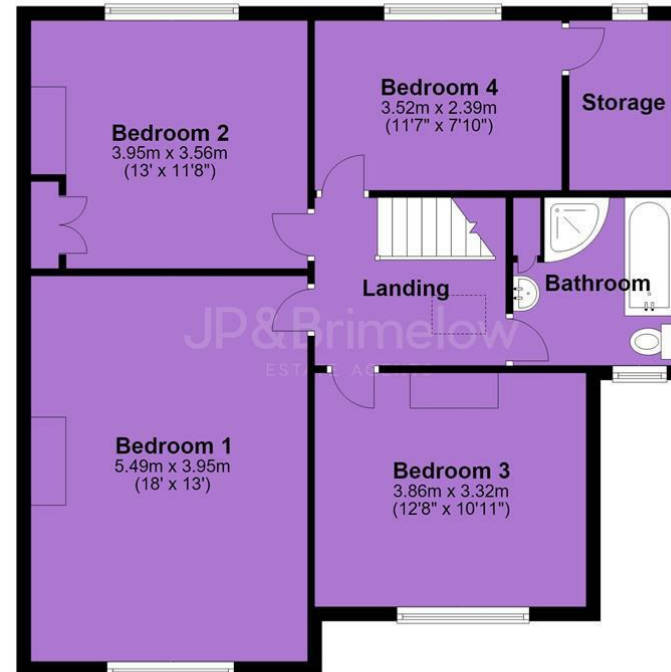


Tenure: Freehold Council Tax Band: E

Ground Floor



First Floor



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