

44 South Drive, Chorltonville, Manchester, M21 8EG



**JP&Brimelow**  
ESTATE AGENTS



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A truly stunning & immaculately presented, FOUR DOUBLE BEDROOM, bay fronted semi-detached home located in the highly popular private estate of Chorltonville in South Manchester.

This beautiful property provides easy access not only to Beech Road with its array of independent shops, cafes, bars and award-winning restaurants but also to Chorlton town centre, yet is just a few minutes-walk from the woodlands and meadows of Chorlton Ees Nature Reserve.

The well-planned accommodation consists an entrance vestibule, entrance hallway with feature stained and leaded glazing, a downstairs W.C, a stylishly presented sitting room complete with a bay window to the front aspect and feature fireplace and surround, a beautiful lounge with access out into the rear lawned garden and a log burning stove, and an impressive open plan fully fitted kitchen/breakfast/dining room with access out to the side driveway completes this ground floor.

To the first floor there is a landing leading to four good-sized double bedrooms, the third bedroom benefits from a three-piece ensuite shower room. An attractive fitted four-piece family bathroom suite complete this fabulous home.

The property benefits from original features such as a cast iron fireplace, stained glass windows and ceiling coving. The home is warmed by gas fired central heating and has a rear enclosed lawned garden and a driveway to the front which provides off road parking.

A fifteen-minute walk provides access to the Metrolink system. Within three miles of Manchester city centre and seven miles of Manchester international airport. Outstanding state and independent primary and secondary schools are nearby.

Viewing is highly recommended to appreciate this fantastic home.

£845,000





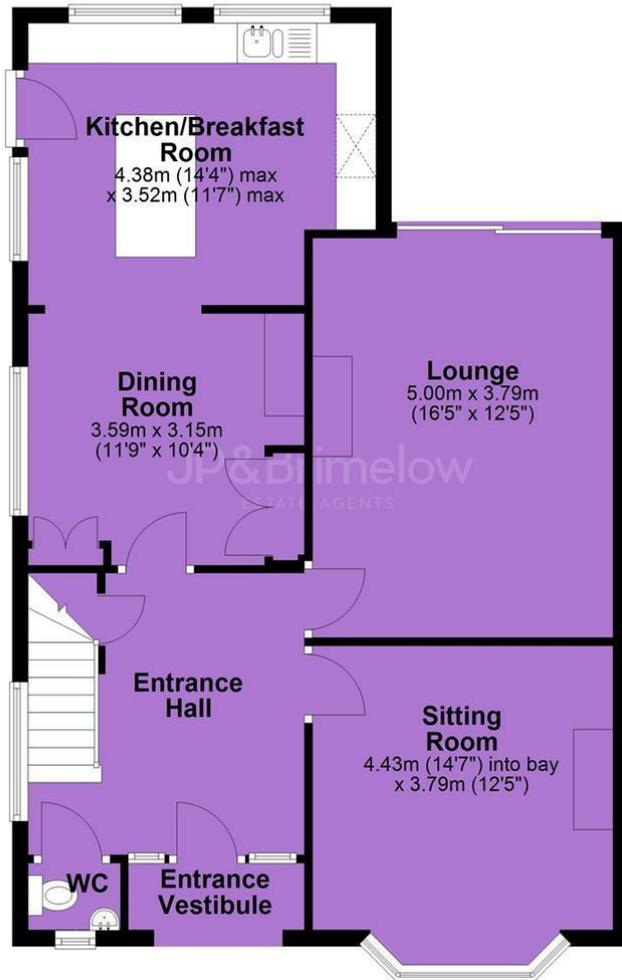
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

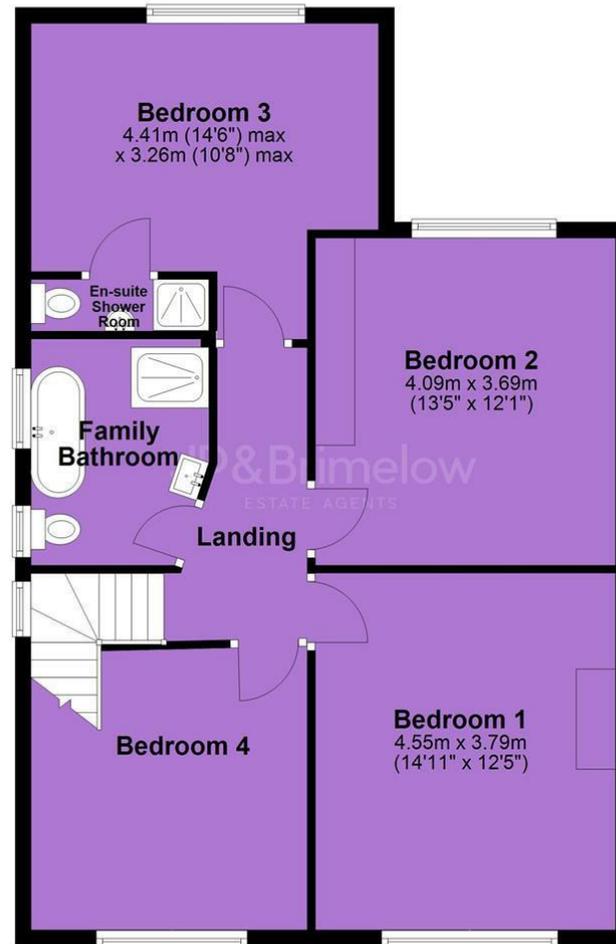


Tenure: Freehold Council Tax Band: E

### Ground Floor



### First Floor



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