

8 Thorneycroft Avenue, Chorlton, Manchester, M21 7HT



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Offers In The Region Of £345,000

 3  1  2  D

VIDEO TOUR AVAILABLE An extended and beautifully presented, THREE BEDROOM, traditional, mid terrace property. The property is located on a popular residential road off Darley Avenue, in Chorlton. Ideally positioned near Chorlton Water Park, Chorlton Park, and Chorlton Golf Club, this property offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, as well as being close to local primary schools, parks, and the motorway network. In brief the property consists of; an entrance hall, a stylishly presented front facing lounge, a dining area, a useful utility room/W.C, and a modern fully fitted kitchen with views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, an addition bedroom, and a white three-piece bathroom suite completing this immaculately presented property. The property benefits from Gas fired central heating, a front enclosed garden and a large rear enclosed garden.





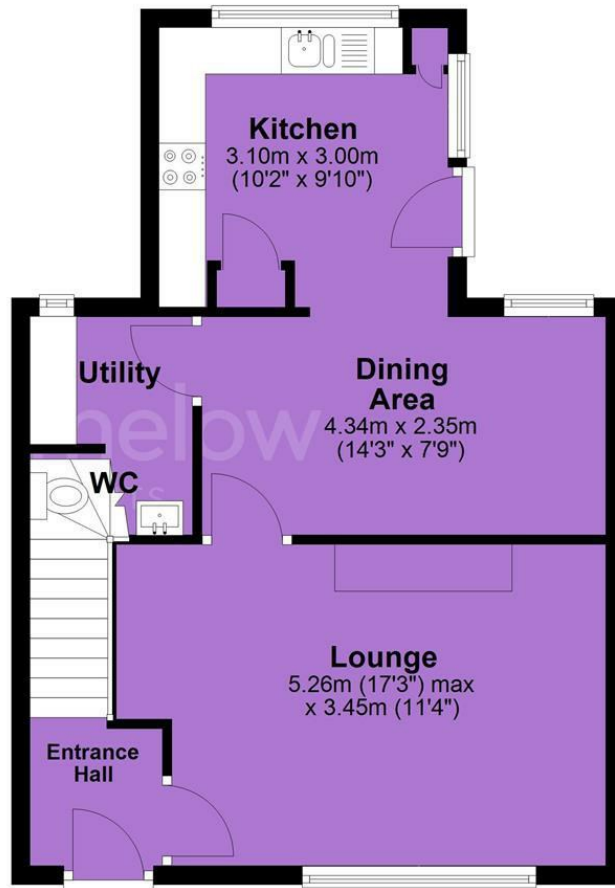
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(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: **A**

Ground Floor



First Floor



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