

12 Dagnall Avenue, Chorlton, Manchester, M21 8EZ



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £350,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A Delightful and well presented, THREE DOUBLE BEDROOM, traditional mid- terrace property. Positioned on a highly popular residential avenue off Hardy Lane here in Chorlton, with Chorlton Water Park, Chorlton Park, and Chorlton Golf Club all on your doorstep. It is centrally located for transport links into either the City Centre, Media City, and Manchester International Airport by either the Metrolink or bus route on Barlow Moor Road. The location is fantastic for both West Didsbury and Chorlton amenities and local primary schools. In brief the spacious accommodation consists of; An entrance hall, a good-sized lounge to the front aspect with stripped and varnished floor boards and a feature fireplace, a fitted kitchen with views out into the rear garden, a useful storage area and utility area with access out into the rear enclosed garden completes this floor. To the first floor the landing leads to three double bedrooms and a modern white three-piece bathroom suite. The property benefits from gas fired central heating, stripped and varnished floor boards, a rear enclosed garden and a drive way providing off road parking.





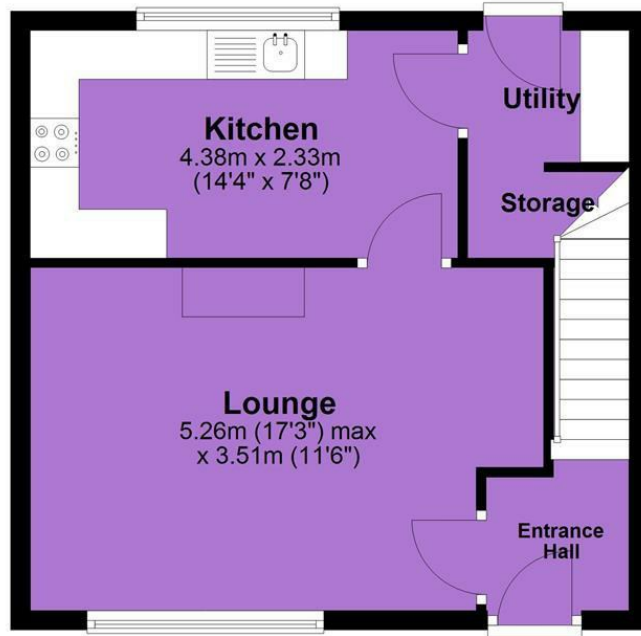
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(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 	

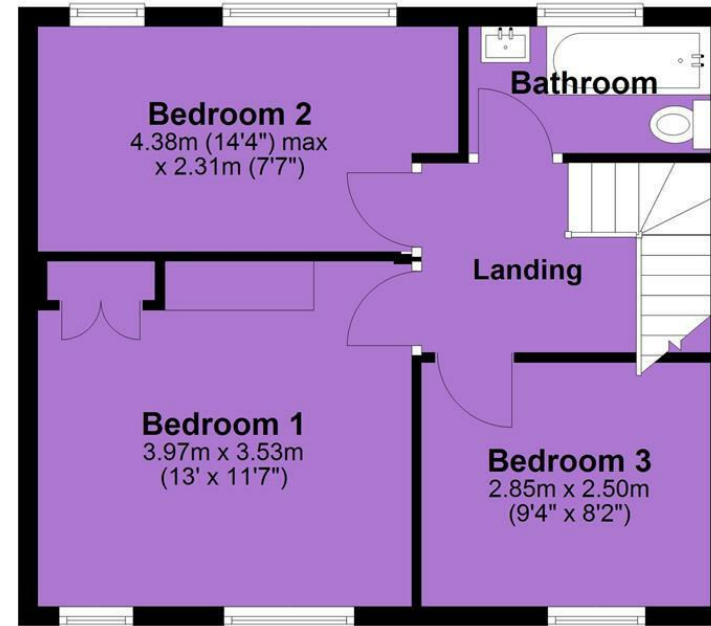


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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