

12 Kildare Road, Chorlton, Manchester, M21 0YR

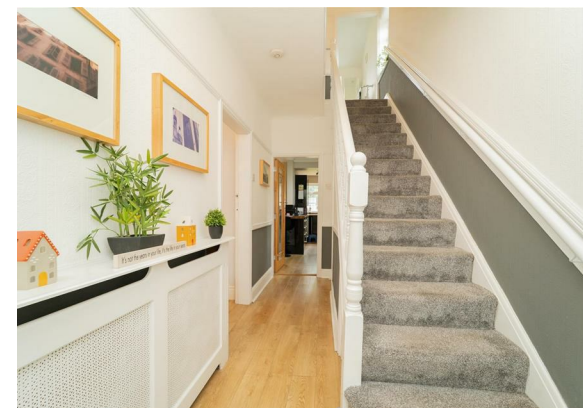


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Offers In The Region Of £495,000

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****VIDEO TOUR AVAILABLE**** An attractive bay-fronted THREE BEDROOM semi-detached family home, ideally situated on a highly sought-after residential cul-de-sac just off Kings Road in the heart of Chorlton, offering spacious and well-proportioned accommodation throughout. Perfectly positioned within a five-minute walk of the Metrolink station on St Werburgh's Road, the property provides excellent transport links to Manchester City Centre and Media City, whilst also being conveniently close to Chorlton Park Primary School and a fantastic range of local amenities, cafes, shops and parks. The accommodation briefly comprises a porch leading into a welcoming entrance hallway, a bright and spacious lounge featuring a charming bay window to the front elevation, a separate dining room with direct access onto the generous enclosed rear garden, and opening to a fitted kitchen, complete with a breakfast bar. To the first floor are three well-proportioned bedrooms and a contemporary three-piece shower room. Further benefits include gas fired central heating and a driveway providing ample off-road parking, a detached garage, alongside a substantial enclosed lawned rear garden. Early viewing is highly recommended to appreciate all this home has to offer.





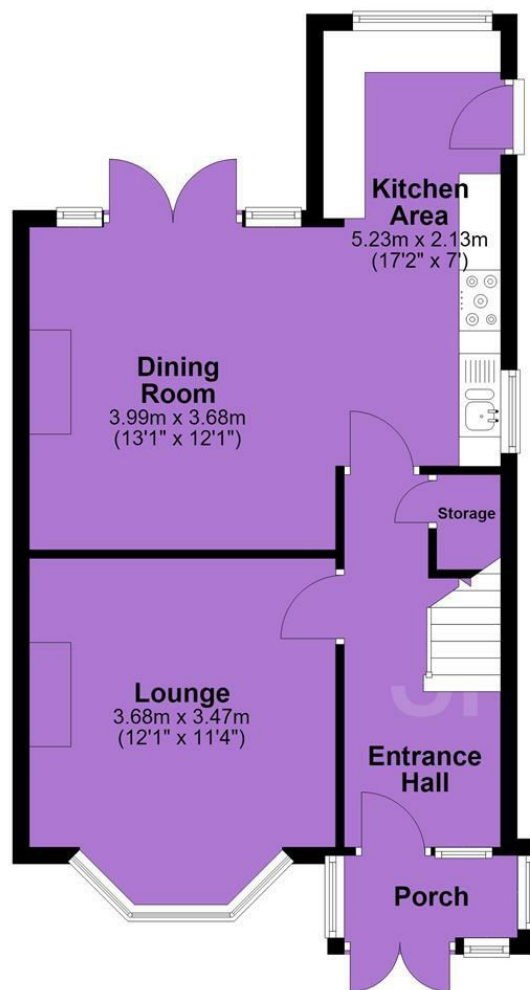
EPC Chart

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		
England & Wales	EU Directive 2002/91/EC 	

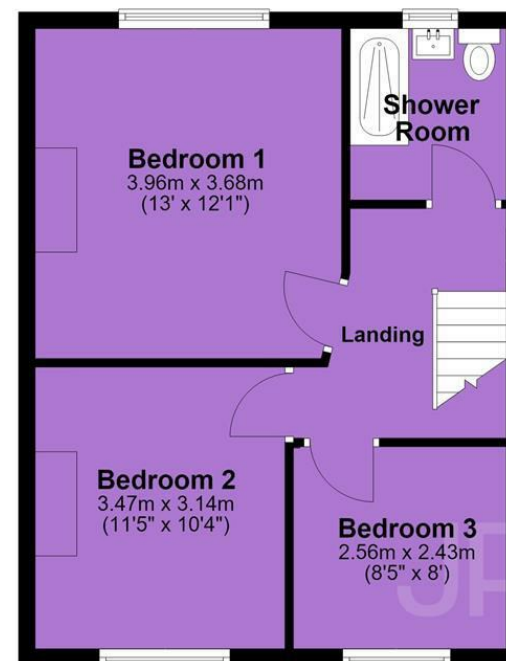


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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