



7 Chedlin Drive, Manchester
Manchester

Guide Price £415,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Manchester

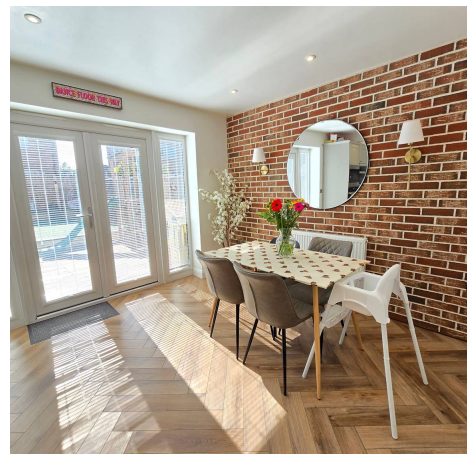
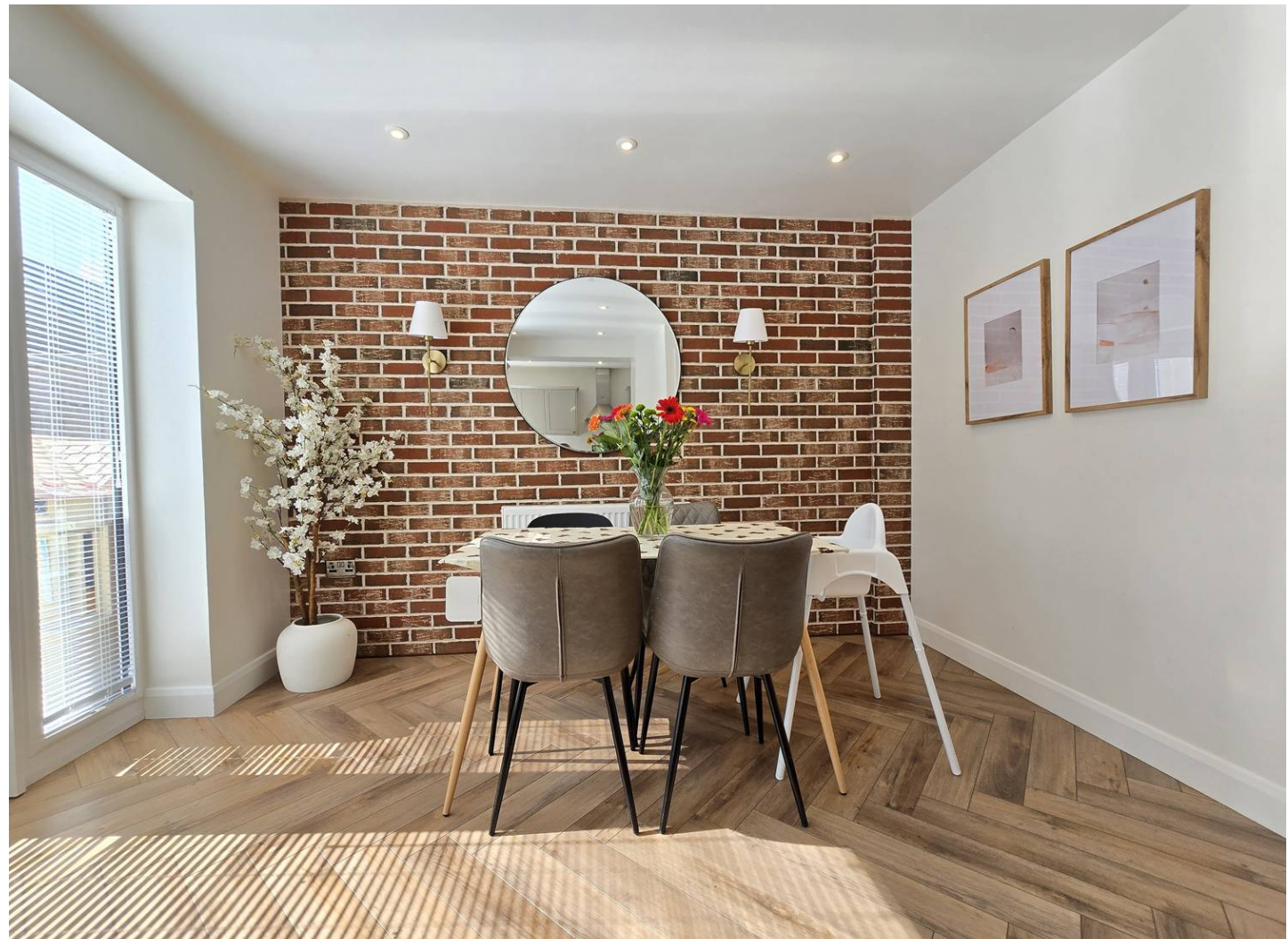
Spacious six-bedroom semi with modern kitchen, two bathrooms, flexible living areas, gym, garden room, low-maintenance garden, and excellent location near hospital, shops, and transport. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- EXTENDED MODERN SEMI DETACHED HOME
- SIX BEDROOMS
- POTENTIAL FOR TWO RECEPTION ROOMS
- TWO BATHROOMS AND A DOWNSTAIRS W.C.
- BEAUTIFUL RE-FITTED KITCHEN AND DINING ROOM AREA
- GARAGE CURRENTLY USED AS A GYM
- GARDEN ROOM/OFFICE POD WITH FURTHER STORAGE
- CONVENIENT REACH OF WYTHENSHAW HOSPITAL AND RETAIL PARKS
- ATTRACTIVE AND LOW MAINTENANCE GARDEN TO REAR



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This wonderful six-bedroom semi-detached home presents an outstanding opportunity for those seeking contemporary family living with an abundance of versatile space. Thoughtfully extended and beautifully appointed throughout, the property offers a refined balance of modern comfort and practical design. The ground floor welcomes you with an entrance hall leading to an immaculate living room. The heart of the home is the impressive re-fitted kitchen and dining area, featuring sleek cabinetry, integrated appliances, and ample space for family gatherings. A convenient downstairs W.C. adds to the practicality of everyday living. Upstairs, six well-proportioned bedrooms are set over two more floors and provide flexibility for growing families, guests, or those seeking dedicated work-from-home space. Two stylishly appointed bathrooms ensure comfort and convenience for all residents. Bedroom six is an impressive size and easily has potential as a second reception room - ideal for formal entertaining, a playroom, or an additional sitting area. The garage, currently utilised as a gym, offers further adaptability to suit individual requirements, whether for fitness, hobbies, or additional storage.



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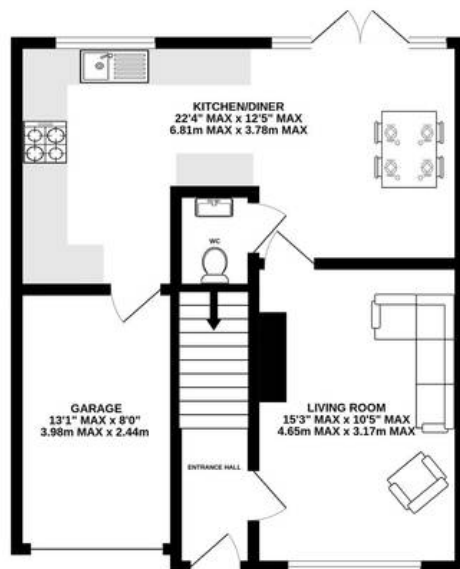
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The property is further enhanced by its inviting and low-maintenance rear garden, designed for both relaxation and entertaining. An attractive paved patio provides the perfect setting for al fresco dining or morning coffee, while the artificial lawn ensures year-round enjoyment with minimal upkeep. At the rear, a contemporary garden room or office pod offers an inspiring environment for remote working, creative pursuits, or peaceful retreat, complemented by further storage solutions to keep the space organised. The property's position within convenient reach of Wythenshawe Hospital and a wealth of retail parks ensures an enviable lifestyle, with excellent amenities, transport links, and green spaces nearby.

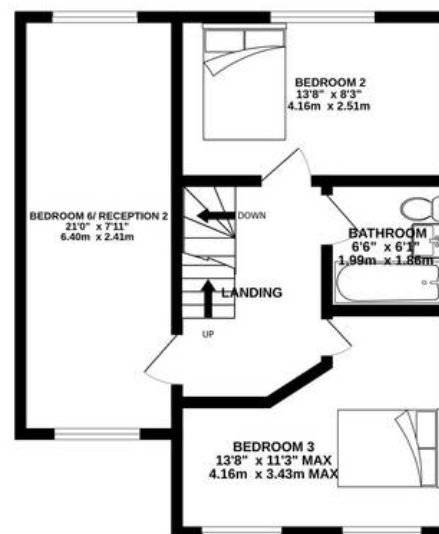




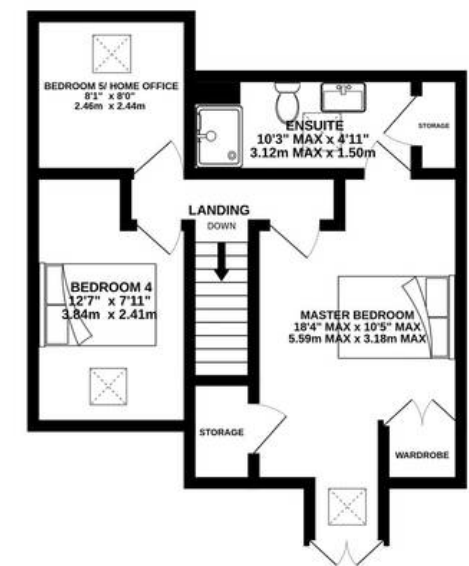
GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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