

43 Buckingham Road, Chorlton, Manchester, M21 0SB



**JP&Brimelow**  
ESTATE AGENTS



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**\*\*VIDEO TOUR AVAILABLE\*\*** A beautifully presented and thoughtfully extended THREE-BEDROOM, bay-fronted, traditional semi-detached home, located on this highly sought-after residential street just off Wilbraham Road in Chorlton.

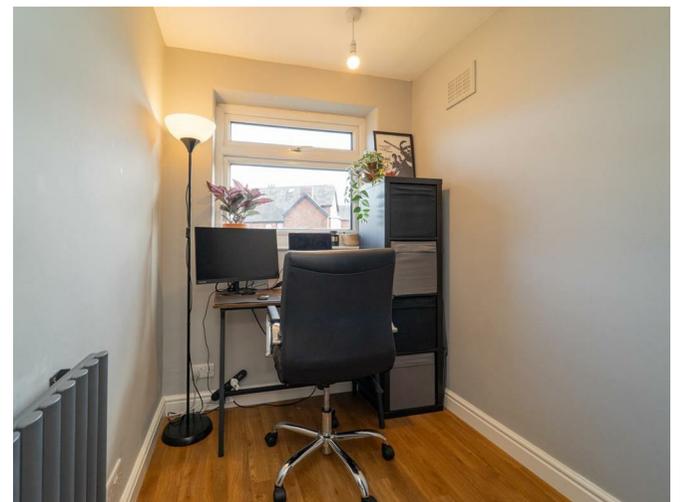
Ideally situated just a five-minute walk from the Metrolink station at Morrisons, offering convenient connections to the City Centre, Media City and Manchester Airport. The property is also within easy strolling distance of Chorlton village centre, with its excellent range of amenities, independent shops, cafés and restaurants.

The accommodation briefly comprises a porch opening into the entrance hall, a spacious living room with a bay window to the front, a lounge through to a fully fitted kitchen. A conservatory to the rear provides direct access to the enclosed rear garden.

Upstairs, the first-floor landing leads to three bedrooms and a contemporary fitted three-piece family bathroom.

The property is equipped with gas-fired central heating and features a driveway to the front providing off-road parking. Additional benefits include a detached garage/workshop with power to the rear, and a private enclosed lawned garden. Offering an ideal home for families or professional couples alike. Early viewing is strongly recommended.

£475,000





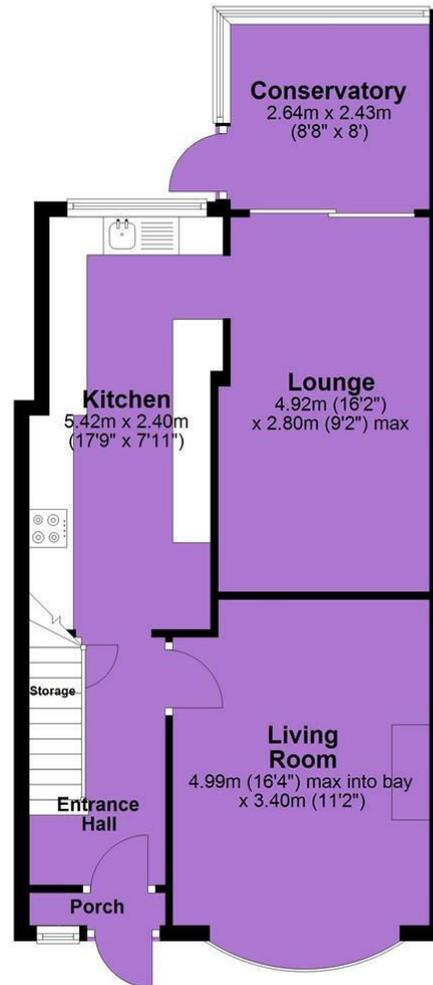
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</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 	

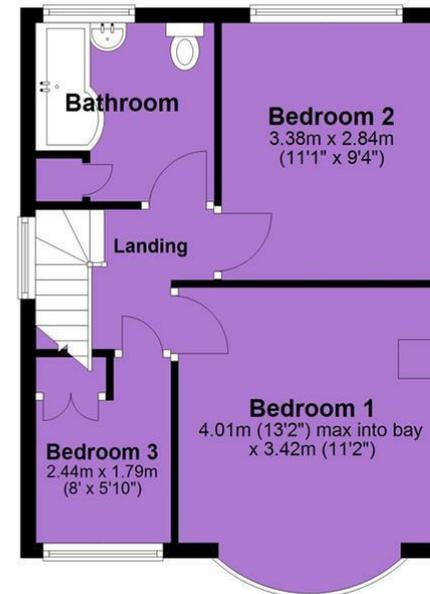


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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