

6 Ansdell Avenue, Chorlton, Manchester, M21 8TP



**JP&Brimelow**  
ESTATE AGENTS





3 1 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & immaculate, THREE DOUBLE BEDROOM, box-bay, mid terrace property. This charming period property is located on a highly desirable tree-lined road, off Sandy Lane, here in Chorlton.

Within walking distance to the cafe society on Beech Road with its array of shops/bars/restaurants, both Chorlton & Beech Road Park are nearby, the Metrolink station on St Werburghs Road giving you direct access to Media City/Manchester Centre and Manchester International Airport.

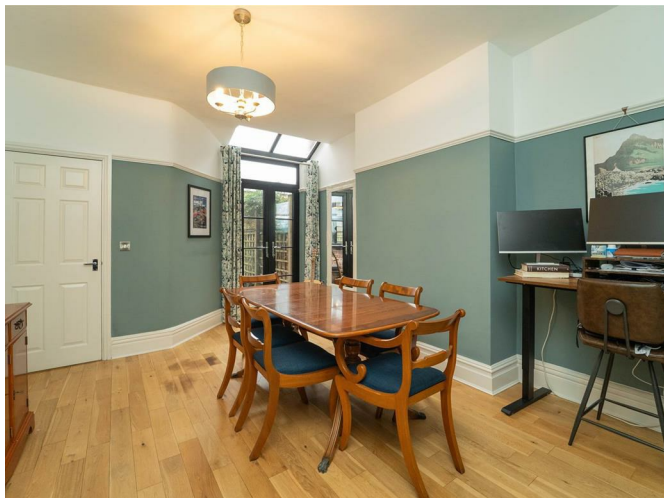
The well planned-accommodation consist of; a porch, a welcoming entrance hall, a good-sized lounge benefitting from a box bay window to the front aspect, a dining room with views and access out into the rear courtyard, a useful under stairs storage cupboard, a stylish and modern fully fitted kitchen complete with crittall aluminium doors allowing access into the enclosed courtyard.

Stairs leading to the first-floor landing reveal three good sized bedrooms, two benefitting from built in wardrobes. A white three-piece shower room completes this delightful property.

The property benefits from gas fired central heating, an alarm system, high ceilings, ceiling coving and picture rails, and a rear enclosed courtyard.

£475,000









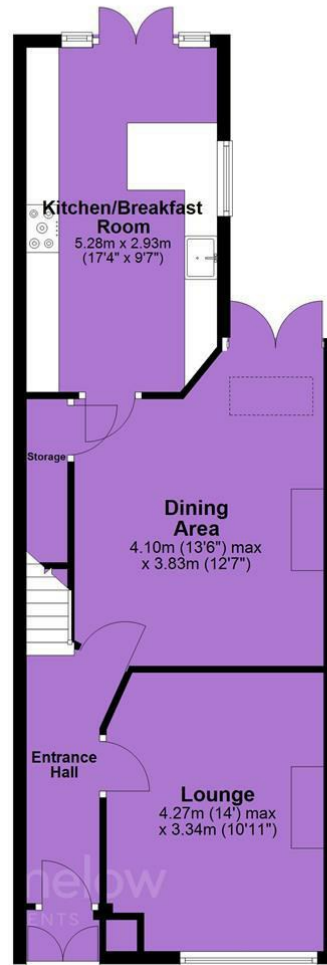
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            | <b>72</b>                                                                                                   |           |
| (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: B

## Ground Floor



## First Floor



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