

94 Caldervale Avenue, Chorlton, Manchester, M21 7PW

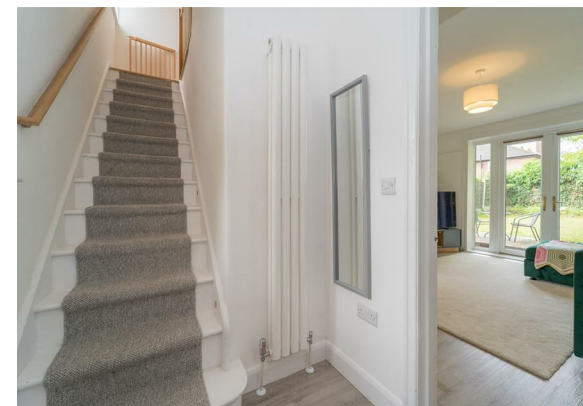


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Offers In The Region Of £325,000


 3  2  2  D

VIDEO TOUR AVAILABLE An immaculately presented THREE BEDROOM mid terrace property with a large driveway, located in a highly popular residential area, positioned off Maitland Avenue in Chorlton. Within walking distance of Chorlton Water Park, Chorlton Golf Club, Barlow Hall & Chorlton Park Primary Schools nearby and good transport links on Barlow Moor Road. Close by to the Metrolink and Princess Parkway for access into the City Centre, motorway networks and Manchester International Airport. In brief the accommodation comprises; entrance hall, a lounge with French doors leading out into the rear enclosed garden, a beautifully fitted, modern kitchen with a useful walk-in pantry, a utility room, access into the rear garden, separate W.C to the ground floor. To the first floor the landing leading to three bedrooms and a two-piece bathroom. The property benefits from a driveway providing off road parking, double gates to the side leading to a South facing enclosed lawned garden and warmed by gas fired central heating. A fantastic home set in a popular location in Chorlton.





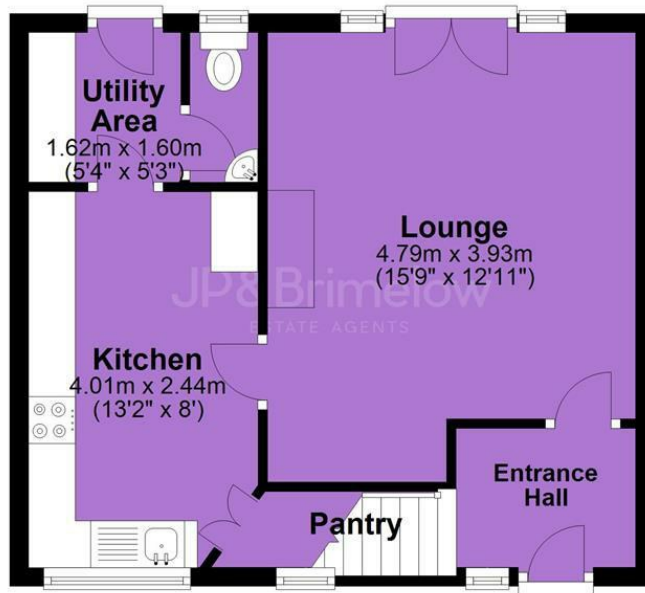
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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: **A**

Ground Floor



First Floor



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