



*Jordan fishwick*

6 Dovecote Mews, Chorlton, M21 9HN  
Offers Over £435,000



## The Property

**\*\*\*NO CHAIN\*\*\*** Nestled in the corner plot of a quiet CUL-DE-SAC OFF CHORLTON GREEN is this well presented THREE BEDROOM MODERN MEWS, benefitting from a WEST FACING REAR GARDEN as well as OFF ROAD PARKING. This delightful property provides versatile ACCOMMODATION OVER THREE FLOORS, ideal for a young couple or family and is positioned just a stone's throw from the vibrant scene of Beech Road, Chorlton Ees and the Ofsted 'Outstanding' Brookburn Primary School. The property further benefits from being within walking distance to all local transport links including the Metro, providing fast access to both the city centre and airport. The accommodation briefly comprises: entrance hallway, lounge with bi-folding doors opening to the rear garden, kitchen. To the first floor are two bedrooms and bathroom, fitted with a modern three piece suite. To the second floor there is a third bedroom, ideal for use as a home office due to the fitted wardrobes and dresser / desk, with three double glazed skylight windows and access to the eaves storage. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with block paved driveway and path to the front door. To the rear is a walled West facing garden with flagged patio and lawn. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band C. EPC D.

## 6 Dovecote Mews, Chorlton Green, Manchester, M21 9HN

Offers In The Region Of  
£125,000



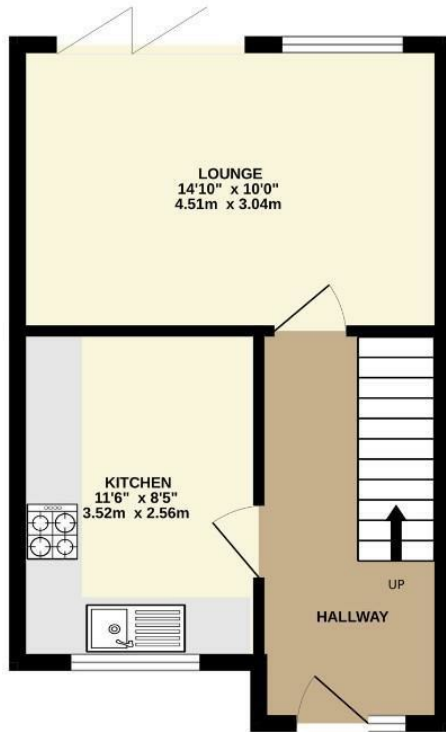
- NO CHAIN
- Quiet CUL-DE-SAC just off Chorlton Green
- West facing garden
- Off road parking
- Stone's throw from Beech Road and Chorlton Ees
- Accommodation over three floors
- Sought after location
- Short walk to the Metro and local transport links
- Ideal for young couple or family
- Double glazing and gas central heating



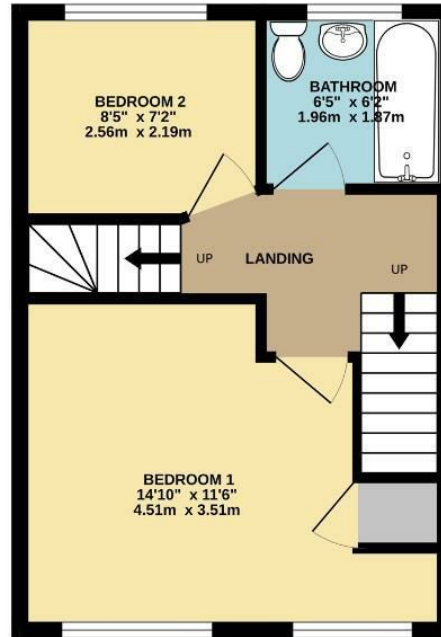
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



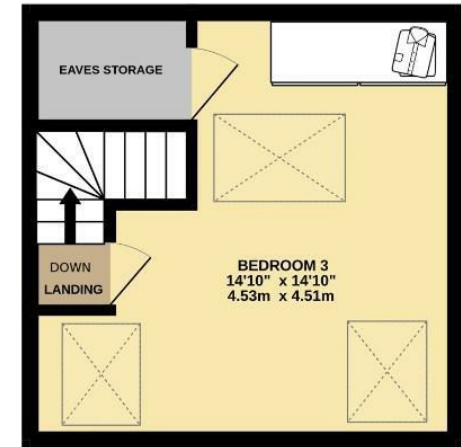
GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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