



WILLASTON CLOSE, CHORLTON GREEN, M21

£495,000 Freehold

STUNNING NEW-BUILD FOUR BEDROOM END TERRACE |
CHORLTON GREEN | EPC A | SOLAR PANELS | UNDER
FLOOR HEATING | 10 YEAR NEW BUILD WARRANTY |
THREE W/Cs BATHROOMS | EV CAR CHARGER | ACOUSTIC
GLASS IN UPVC WINDOWS | NO CHAIN

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Ryan Baker Estate Agents are delighted to present this exceptional newly built four-bedroom end-terraced home, enviably positioned within a quiet and highly sought-after cul-de-sac in the heart of Chorlton Green.

Just a 3–4 minute walk from the ever-popular Beech Road, this beautifully finished property combines contemporary living, generous accommodation and excellent energy efficiency, making it an outstanding choice for families, professionals or those looking for a high-quality home in one of South Manchester's most desirable locations.

Arranged over three spacious floors, the property has been thoughtfully designed to provide versatile family accommodation with an impressive specification throughout.

Upon entering, the ground floor offers a generous reception room, providing an excellent principal living space, together with a further reception/living area and a stylish fitted kitchen with adjoining dining area. A downstairs WC completes the ground floor.

The first floor provides three well-proportioned bedrooms, along with a modern family bathroom fitted with a three-piece suite and over-bath shower.

The entire second floor is dedicated to a substantial fourth double bedroom, complemented by its own private bathroom. This floor provides an excellent principal bedroom suite or could equally suit a teenager, guest or home-working arrangement.

Externally, the property benefits from front and rear gardens, providing valuable outdoor space and further enhancing the appeal of this impressive home.

Exceptional Specification

The property has been finished to a high standard, incorporating a number of modern features including:

- * Brand-new four-bedroom end-terraced home
- * Highly desirable Chorlton Green location
- * Quiet residential cul-de-sac
- * Approx. 3–4 minutes' walk from Beech Road
- * Accommodation arranged over three floors
- * Two reception/living areas
- * Contemporary fitted kitchen with dining area
- * Downstairs WC
- * Three first-floor bedrooms
- * Modern family bathroom
- * Large fourth double bedroom to second floor
- * Additional second-floor bathroom
- * Ground-floor underfloor gas heating
- * Solar panels
- * Excellent insulation
- * EPC Rating A
- * Acoustic-glazed UPVC windows
- * Composite front door
- * Herringbone-style flooring/carpets
- * High-quality paint finish throughout
- * Front and rear gardens
- * No onward chain

The Location

Chorlton Green is renowned for its village-like atmosphere, independent businesses, excellent cafés, bars and restaurants, while remaining within easy reach of Manchester city centre.

The property's position is particularly attractive, being only a short walk from Beech Road, whilst also benefiting from excellent transport links and easy access to the wider South Manchester area.

A Rare Opportunity

Properties offering new-build accommodation, an EPC A rating, solar panels, four bedrooms, two bathrooms and a superb Chorlton Green location are rarely available, particularly within such a peaceful residential setting.

Early viewing is highly recommended to fully appreciate the quality, space and location this exceptional home has to offer.

Room dimensions are available on the accompanying floor plan.

NO ONWARD CHAIN.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street, On Street

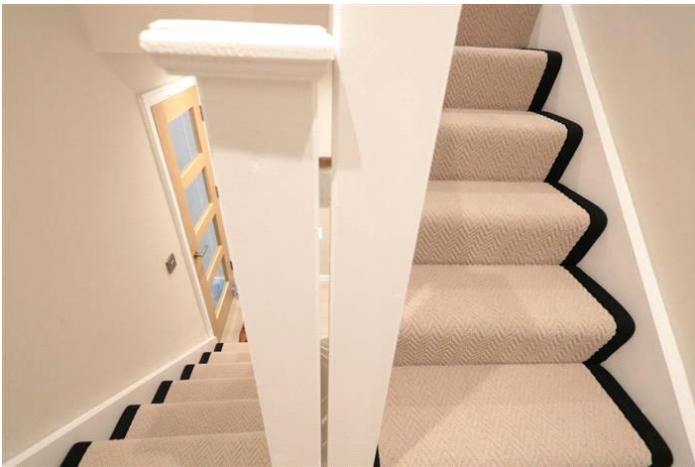
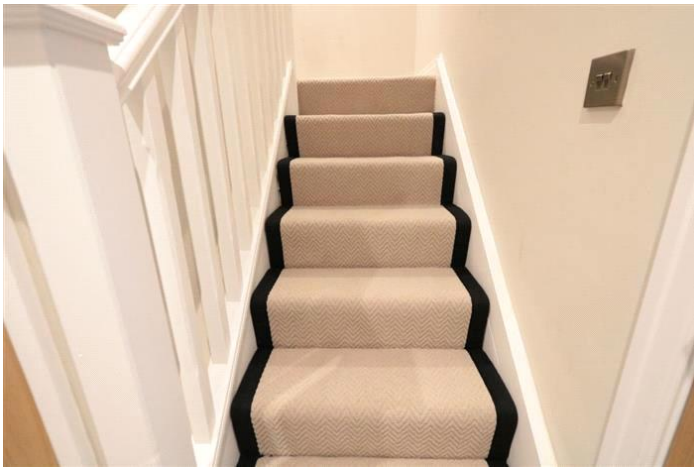
Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

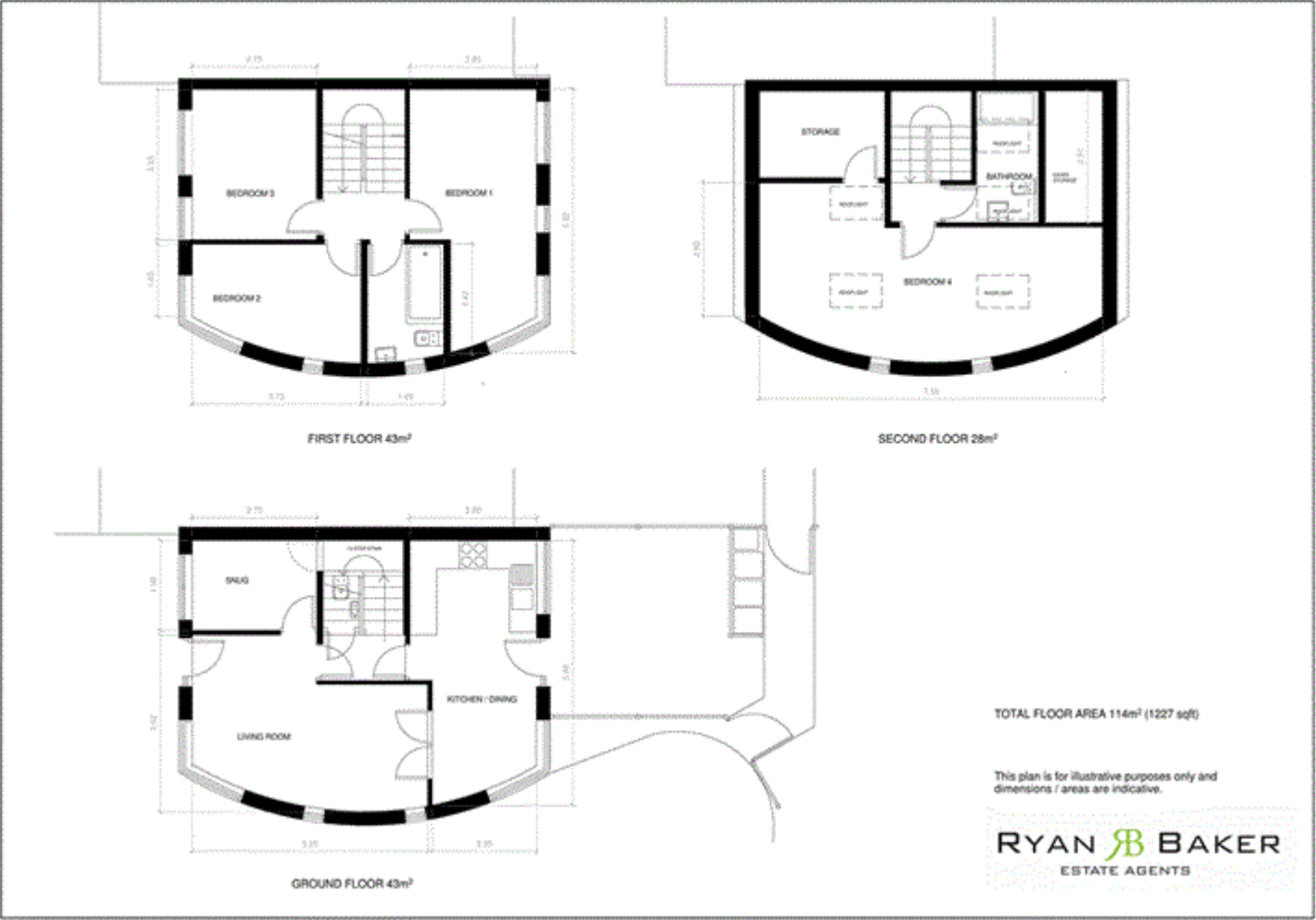
Water supply: Mains











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	93
(81-91)	B	95
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.