

9 Neale Road, Chorlton, Manchester, M21 9DP



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £420,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and stylishly presented two-bedroom mid-terrace property with an additional loft room, ideally situated on one of Chorlton Green's most sought-after residential roads, just moments from the vibrant and highly desirable Beech Road. The property enjoys an enviable location, with a fantastic selection of independent shops, bars, cafés and restaurants on Beech Road all within easy walking distance. A range of well-regarded primary and secondary schools are also close by, while excellent transport links provide convenient access to Manchester and surrounding areas. Both Chorlton and Stretford centres are also within walking distance. Internally, the property briefly comprises a welcoming entrance hall leading into a delightful dining area, featuring a characterful bay window overlooking the front aspect. This flows through to a comfortable lounge area and an impressive extended, fully fitted kitchen which has views and access out into the rear courtyard. To the first floor, the landing provides access to two well-proportioned bedrooms, along with a modern white three-piece family bathroom suite. The landing also provides access to the additional loft room via a loft hatch and fitted ladders. Further benefits include gas-fired central heating, high ceilings, original tiled flooring, and a private enclosed rear courtyard. A charming and versatile home in a highly desirable Chorlton Green location.





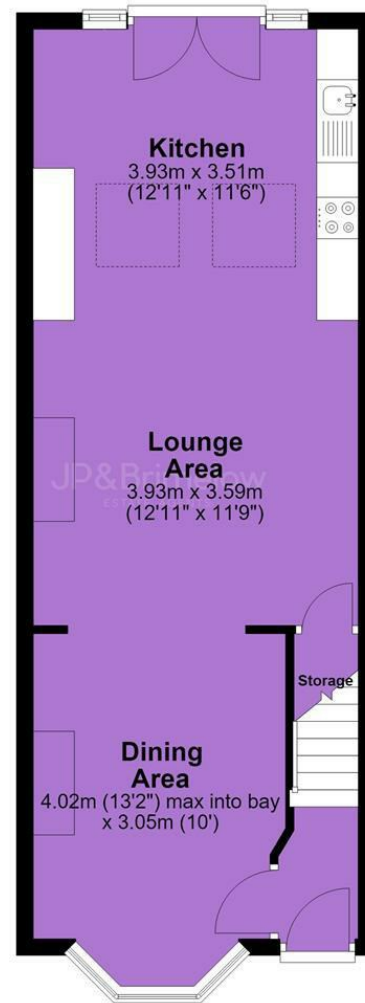
## EPC Chart

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

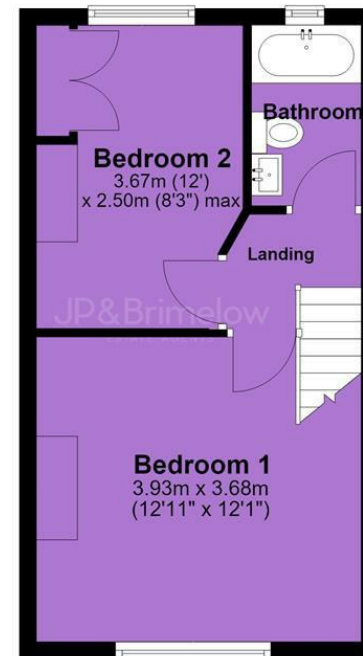


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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