

42 Chequers Road, Chorlton Green, Manchester, M21 9DY



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented and attractive THREE DOUBLE BEDROOM, Victorian mid terrace property spread over four floors, including a useful cellar. Perfectly situated just off the ever-popular Beech Road.

This attractive period home has been updated by the current owner and is positioned perfectly, close to the boutique shops, cafes, bars, and restaurants in the area plus the extensive nature reserve Chorlton is across the Green, and several excellent primary schools.

The well-planned accommodation comprises an entrance hallway, a through lounge/dining room with the lounge to the front with a bay window, a dining area with views into the rear courtyard style garden, access to the useful chamber cellars and a fitted kitchen/breakfast room to the ground floor with French doors leading out into the court yard style garden.

To the first floor there is a landing leading to two double bedrooms and a white four-piece family bathroom.

Whilst the second floor reveals an impressive double bedroom with useful storage space into the eaves completes this lovely home.

The property boasts stripped and varnished floor boards, high ceilings, coving, an alarm system, chamber cellars, is warmed by gas-fired central heating and a rear enclosed courtyard garden.

OFFERED WITH NO VENDOR CHAIN.

Early inspection is essential to appreciate the size and location of this charming Chorlton Green home.

£525,000







## 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>                            |         | 71                                                                                                          |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            | 46      |                                                                                                             |
| (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: C





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