

14 Priory Avenue, Chorlton, Manchester, M21 8BP



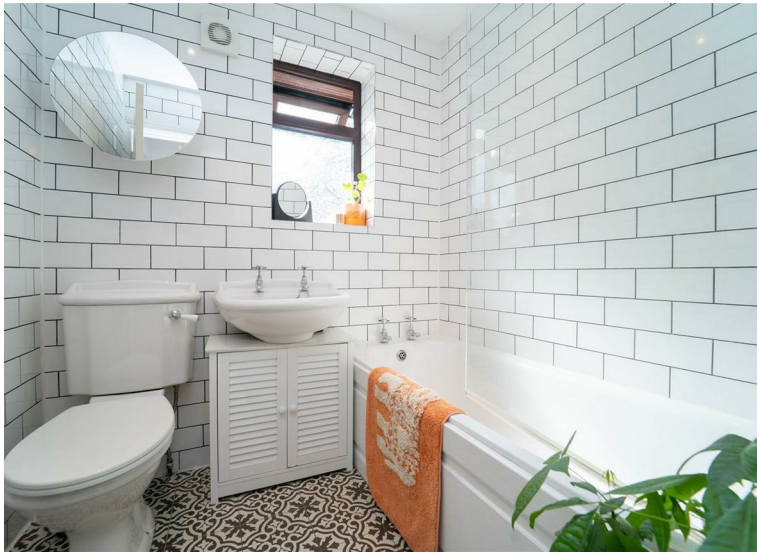
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ESTATE AGENTS

Offers In The Region Of £335,000

2 1 2 C

VIDEO TOUR AVAILBALE A delightful and beautifully presented, TWO BEDROOM, mid-terrace property. Situated in the heart of Chorlton tucked away on a sought-after cul-de-sac just off Barlow Moor Road. Within easy walking distance of all of the independent shops, bars, and restaurants on Barlow Moor Road, Beech Road Park is nearby, Chorlton Nature Reserve, Chorlton centre amenities, and the Metrolink station on Wilbraham Road which gives you direct access into the City Centre, Media City, and Manchester International Airport. In brief, this well-planned property consists of a good-sized front facing lounge, a useful storage cupboard, a dining room which benefits from views and access out into to the rear SOUTH facing courtyard, and a fully fitted kitchen. To the first floor there is a double bedroom, an additional bedroom, and a modern white three-piece bathroom suite completing this fantastic property. Other benefits include gas fired central heating, stripped and varnished floor boards, an enclosed courtyard, and off road parking.





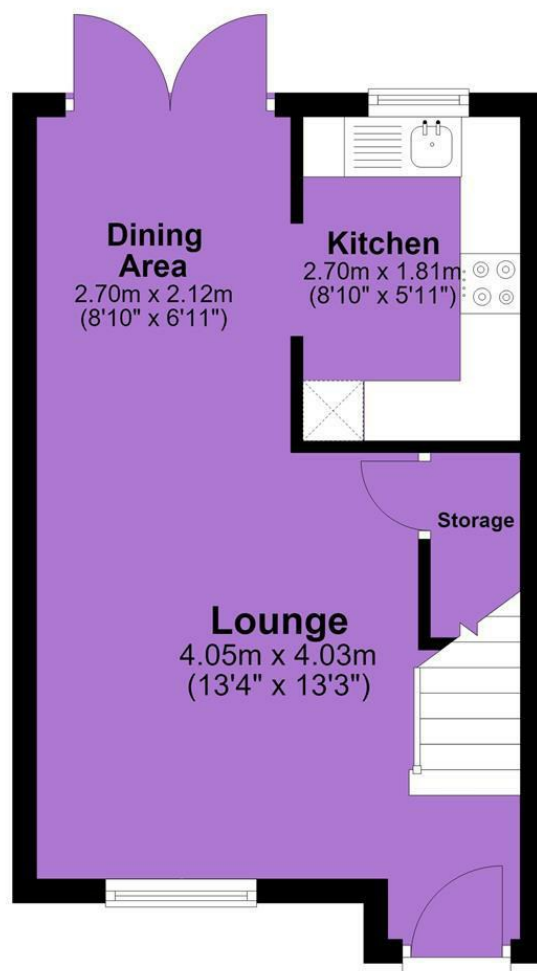
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 	

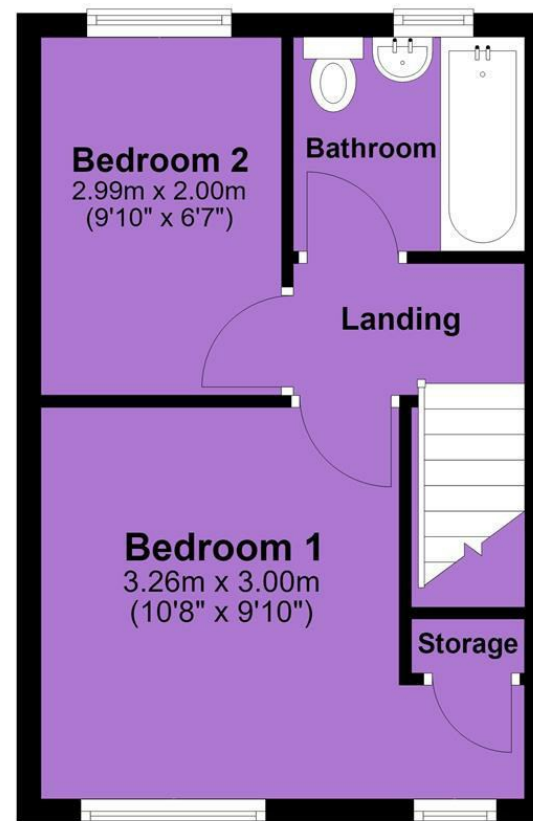


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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