

26 Peveril Crescent, Chorlton, Manchester, M21 9NS



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful & stylishly presented, THREE BEDROOM, semi-detached property. Located on a highly popular and quiet residential crescent here in Chorlton. Within walking distance to the centre of Chorlton with all its array of independent cafes and shops. A ten-minute walk of Longford Park, good local primary schools on your doorstep and the Metrolink station in either Firwood or Chorlton centre giving you direct access to Media City and city life. The property is spread over two floors and in brief consist of; a porch with useful built in storage, a spacious lounge to the front aspect, a dining area with views and access out into the rear enclosed west facing garden, a fitted kitchen, and a sun room benefitting from access out into the rear garden. Stairs leading to the first-floor landing reveal three good sized bedrooms, a white three-piece bathroom suite, and a W.C completing this fantastic family home. The property benefits from gas fired central heating, an alarm system, a driveway providing off road parking, a useful garage, and a good-sized rear garden.

£450,000





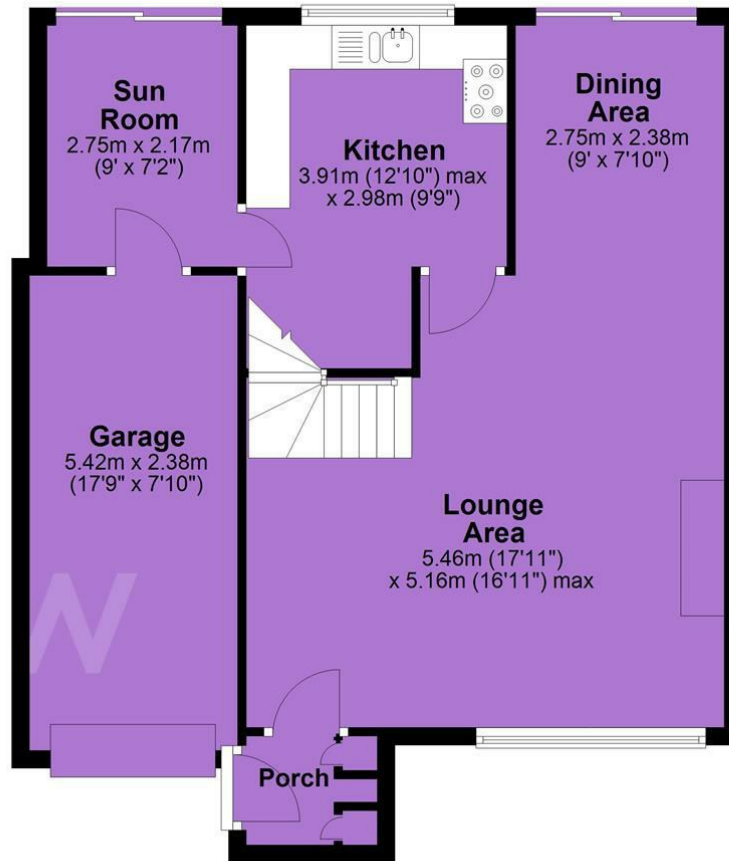
## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 77        |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

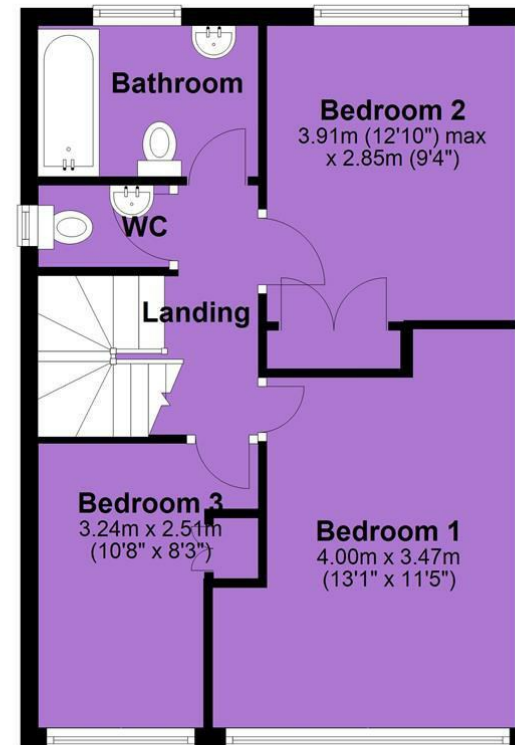


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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