

49 Higson Avenue, Chorlton Green, Manchester, M21 9EP





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VIDEO TOUR AVAILABLE A beautifully presented and thoughtfully extended two double bedroom, garden-fronted period mid-terrace home, ideally located in the heart of Chorlton Green, just off Beech Road.

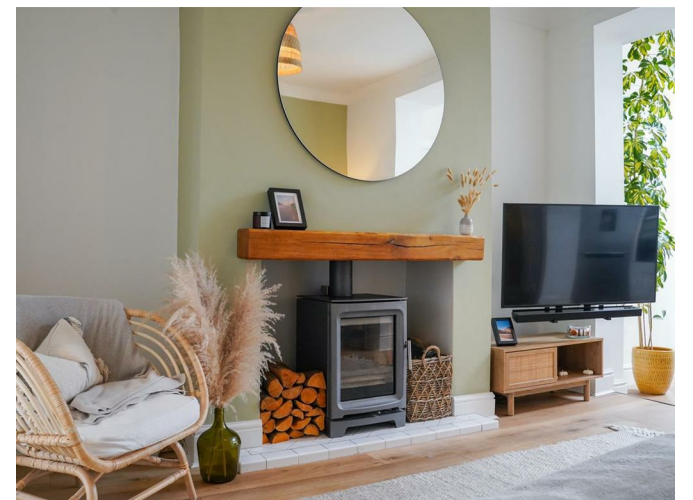
Perfectly positioned within walking distance of Beech Road Park, popular independent shops, bars, and restaurants, excellent transport links on Barlow Moor Road to the city centre, Chorlton Nature Reserve, and outstanding local primary schools.

In summary, this spacious and stylishly presented home features an entrance hall leading to a dining room with a bay window to the front, and an impressive open-plan lounge, fitted kitchen, and breakfast area on the ground floor, with direct access to the enclosed rear courtyard-style garden.

The first floor offers a landing that leads to two spacious double bedrooms and a modern white three-piece family bathroom.




The property benefits from gas-fired central heating and a landscaped, enclosed rear courtyard-style garden with a charming paved patio area. Its prime location makes it an ideal home for first-time buyers or professional couples.

£400,000





EPC Chart

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

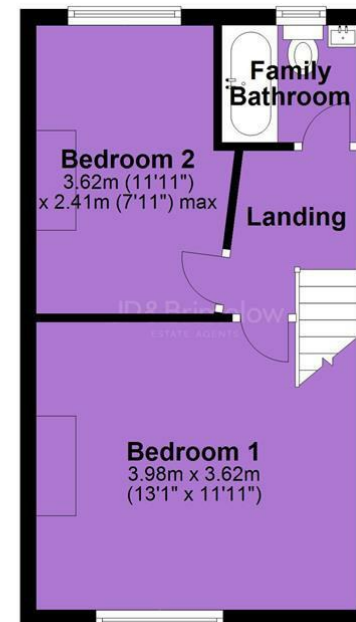


Tenure: Freehold Council Tax Band: B

Ground Floor



First Floor



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