

7 Crossland Road, Chorlton Green, Manchester, M21 9DU



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £335,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming and well presented, TWO DOUBLE BEDROOM, mid terrace garde Situated in the heart of Chorlton Green on sought-after Crossland Road. Within walking distance to good local primary schools, close to Beech Road with its cafe society and nearby to the Chorlton meadows and the Ees for walks, runs and cycling along the River Mersey. This characterful period property consists of a through lounge/ dining area, the lounge benefitting from an exposed brick fireplace and log burning stove. A modern fitted kitchen to the rear which allows access into the rear outside space. To the first floor there are two good sized double bedrooms and a white three-piece bathroom suite. The property benefits from gas central heating, double glazing, private courtyard and a large rear communal garden fronted property.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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	



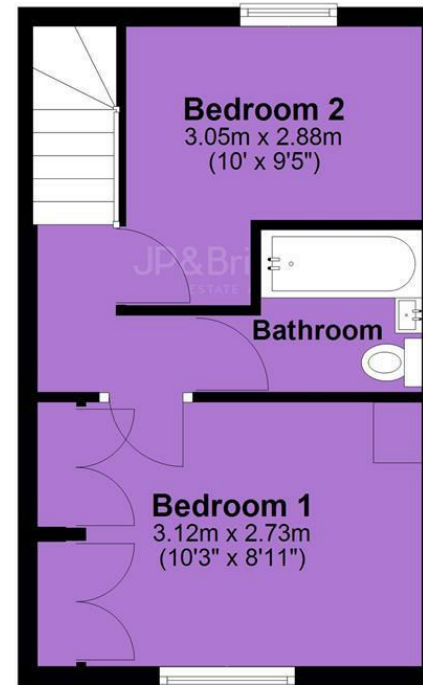
Tenure: **Freehold** Council Tax Band: **B**



## Ground Floor



## First Floor



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