

20 Swinfield Avenue, Chorlton Green, Manchester, M21 9FU



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £350,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept, TWO DOUBLE BEDROOM, period, mid terrace property situated on a quiet cul-de-sac location off Ivy Green Road in Chorlton Green. Within easy walking distance to the Meadows, backs onto allotments, Chorlton Nature Reserve, several fantastic primary schools and the highly popular Beech Road with all its independent shops, cafes, restaurants, bars and local amenities. The well-planned property boasts a lounge to the front aspect and a good-sized kitchen with views and access out into the rear enclosed garden. To the first floor there are two double bedrooms and a white three-piece bathroom suite. The property benefits from gas fired central heating, ceiling coving, and a rear enclosed garden. OFFERED WITH NO ONWARD CHAIN.





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</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 	

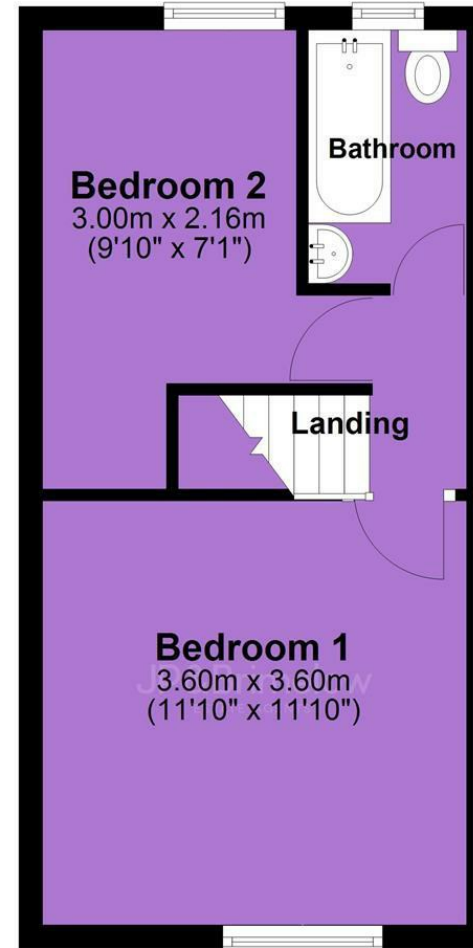


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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