

2 Neale Road, Chorlton Green, Manchester, M21 9DQ



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**\*\*VIDEO TOUR AVAILABLE\*\*** An attractive & spacious **THREE DOUBLE BEDROOM**, **TWO BATHROOM**, Victorian end of terraced property spread over four floors, including useful cellar. Perfectly situated just off the ever-popular Beech Road and benefiting from a generous driveway.

This attractive family home has been restored to an excellent standard throughout and is positioned perfectly, close to the boutique shops, cafes, bars, and restaurants in the area plus the extensive nature reserve Chorlton is across the Green, and several excellent primary schools.

The well-planned accommodation comprises: an entrance hallway, a lounge with bay window to the front aspect, a dining room with French doors with access out into the rear enclosed courtyard style garden and a fitted kitchen to the ground floor.

To the first floor there is a landing leading to two double bedrooms and a white three-piece bathroom.

Whilst the second floor reveals an impressive master bedroom and a white three-piece family bathroom to complete this spacious home.

The property boasts stripped and varnished floor boards, high ceilings, coving, majority double glazed windows, an alarm system and is warmed by gas-fired central heating.

To the front there is a low-level brick boundary wall with a driveway providing off road parking and a gate leading to the rear enclosed courtyard garden.

Rare to market, spacious end of terrace with accommodation over 4 floors and off road parking. Viewing is essential to appreciate the size and location of this charming Chorlton Green home.

£520,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: B



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