

12 Cartwright Road, Chorlton Green, Manchester, M21 9EY



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VIDEO TOUR AVAILABLE A stylishly presented and tastefully extended, FIVE BEDROOM period, bay fronted mid-terrace property. Positioned in a highly popular residential area, off Kingshill Road in the heart of Chorlton Green. Within easy walking distance to all of the independent shops, bars and restaurants on Beech Road, Chorlton Nature Reserve, Chorlton Centre amenities nearby, and a choice of fantastic primary schools on your doorstep.

The well-planned accommodation is set over three floors and consists of a vestibule, an entrance hall, a lounge with a bay window to the front aspect, a family/dining area, a utility area positioned under the stairs and an attractive extended fitted kitchen/breakfast room to the rear aspect, providing access into the rear enclosed courtyard style garden.

To the first floor there is a landing leading to three bedrooms, and a beautifully presented four-piece family bathroom.

To the second floor there is a landing leading to two further double bedrooms, useful storage space available and a three-piece shower room.

Warmed by gas fired central heating, with useful storage cupboards, an impressive open plan kitchen and a rear enclosed garden. The property also has period features including high ceilings, picture rails and a contemporary feel throughout. Early viewing is highly recommended to appreciate the home on offer.

£595,000



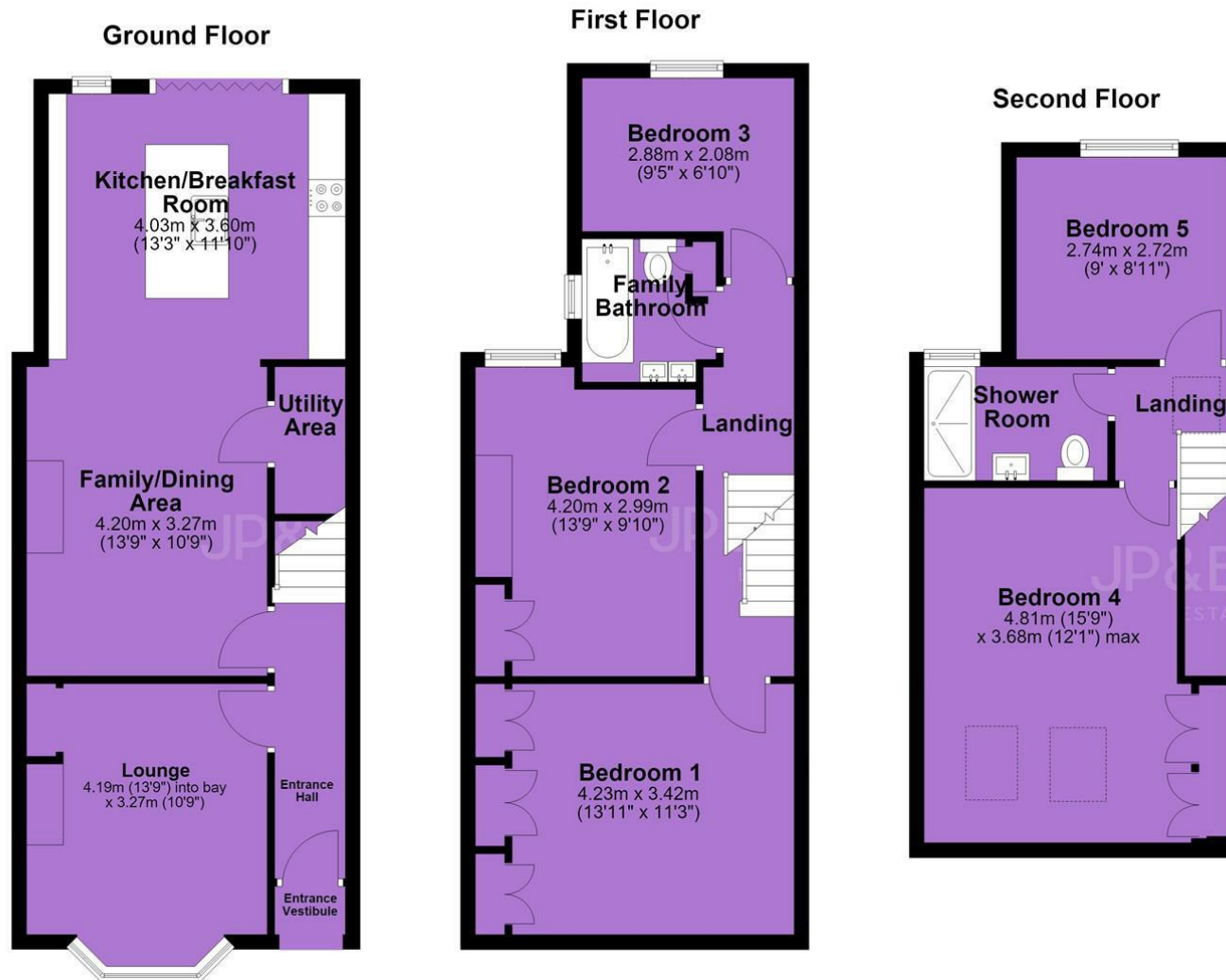


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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



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