

39 Provis Road, Chorlton Green, Greater Manchester, M21 9EN

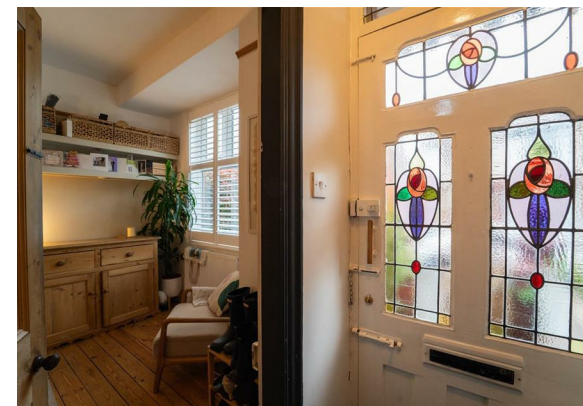


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Offers In The Region Of £415,000

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VIDEO TOUR AVAILABLE An attractive & stylishly presented, TWO DOUBLE BEDROOM, period, end terrace property. Situated on a popular residential road in Chorlton Green, off Beech Road. Within easy walking distance of all of the independent shops/bars/restaurants, Beech Road Park, and the transport links on Barlow Moor Road which give you direct access to the City Centre, Media City, and Manchester International Airport. Chorlton Nature Reserve and excellent primary schools are also nearby. In brief the property consists of; an entrance hall, a dining area to the front aspect benefitting from a bay window, a delightful lounge with views into the rear garden, a useful under stairs storage cupboard, and a fully fitted kitchen with access out into the rear courtyard. Stairs leading to the first-floor landing reveal a good-sized double bedroom, an additional bedroom, and a white three-piece bathroom suite. The property benefits from gas fired central, high ceilings, picture railings, stripped and varnished floor boards, period features, and a rear enclosed garden.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

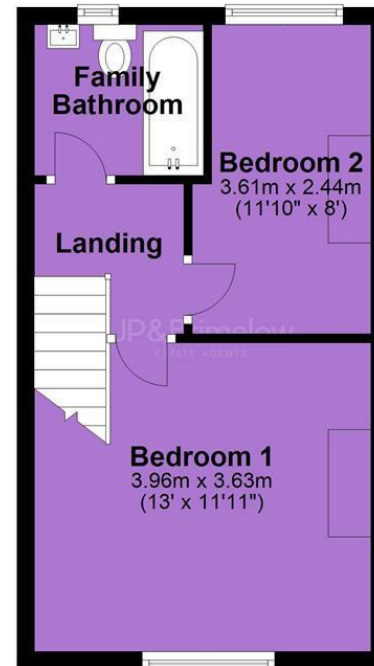


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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