

28a Edge Lane, Chorlton, Manchester, M21 9JY



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £310,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A cozy and inviting, TWO DOUBLE BEDROOM end-terrace property, situated on Edge Lane on the borders of Chorlton and Stretford and within walking distance to all local amenities, Metrolink stations, Longford Park, Chorlton nature reserve and good local primary and secondary schools nearby. The well-planned property consists of an entrance hallway, a lounge with a bay window to the front aspect, a fully fitted kitchen/dining room to the rear with access into the private enclosed rear garden. Whilst to the first floor there is a landing leading to two double bedrooms and a three-piece shower room. The property also benefits from both front and rear enclosed gardens, as well as a rear driveway, providing off-road parking and is warmed by gas fired central heating.








## EPC Chart

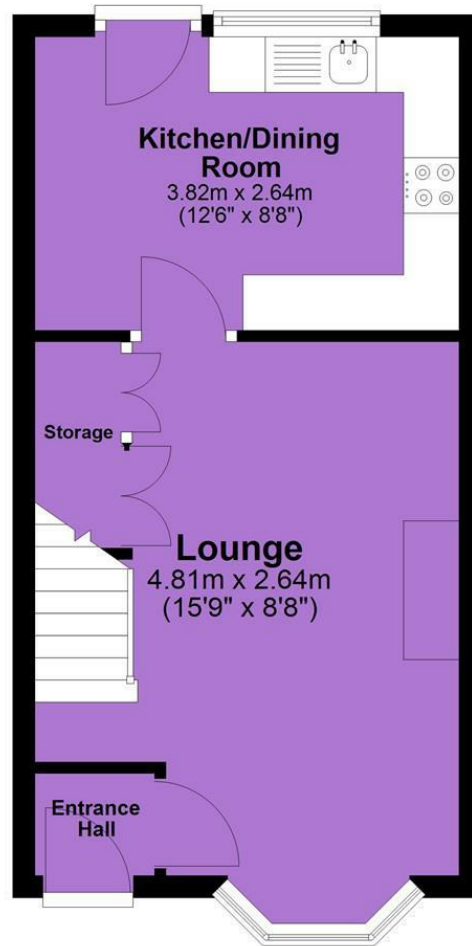
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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: **Leasehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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