

13 Edward Avenue, Chorlton Green, Manchester, M21 9FH



Offers In The Region Of £395,000

2 1 2 E

VIDEO TOUR AVAILABLE A beautifully presented & extended, TWO DOUBLE BEDROOM period mid-terrace home located in the heart of Chorlton Green, just off Ivygreen Road. The property is ideally positioned close to Chorlton Nature Reserve, Brookburn School, and Chorlton C of E Primary School. A short walk also leads to the independent shops, cafés, and bars along Beech Road. The thoughtfully arranged accommodation comprises a lounge featuring an exposed brick fireplace, alongside a modern, fully fitted kitchen with a utility area that opens into a bright dining room with patio doors leading out to the enclosed rear garden, the downstairs benefits from oak flooring throughout. On the first floor, a landing provides access to two double bedrooms and a contemporary three-piece shower room. The property also features gas fired central heating and both a front and a rear enclosed courtyard style gardens. A cul-de-sac location and viewing is essential to appreciate this fantastic home.





EPC Chart

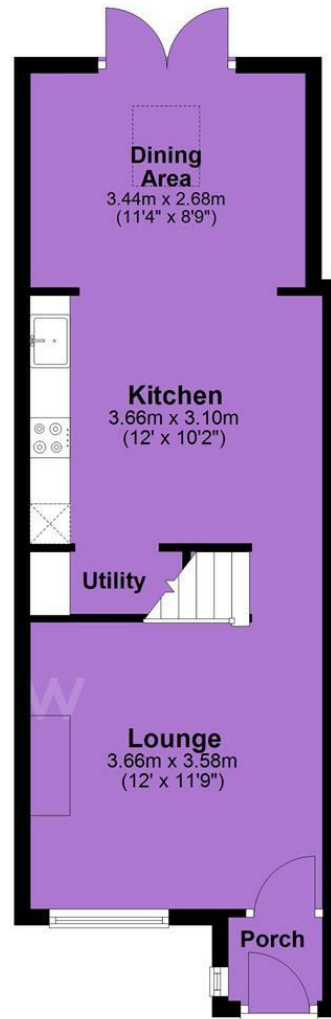
Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E	50		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC 		

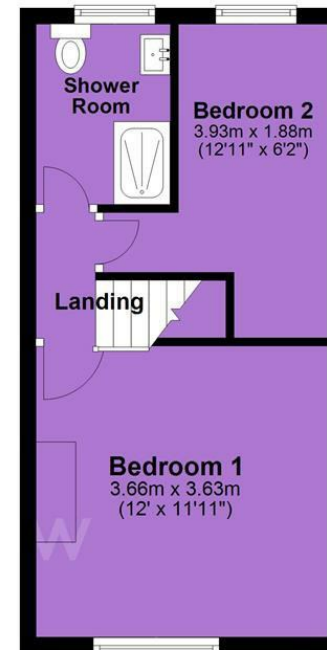


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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