

9 Higson Avenue, Chorlton Green, Manchester, M21 9EP



Offers In The Region Of £375,000




VIDEO TOUR AVAILABLE A delightful, TWO DOUBLE BEDROOM, mid terrace property. This period, bay-fronted property is located in the heart of Chorlton Green, on the popular Higson Avenue. This garden front home is situated in a prime location near the vibrant Beech Road, Providing a lively atmosphere and plenty of amenities at your doorstep with independent shops, bars and restaurants. Fantastic transport links into Manchester City Centre, Didsbury and further a field are close by. In brief the property consists of; a lounge to the front aspect benefitting from a bay window, a spacious living room, useful under stairs storage, a fitted kitchen, a W.C, and a conservatory which has access out into the rear paved garden. To the first floor there are two good sized double bedrooms, and a white three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, an alarm system, and a rear enclosed garden.





EPC Chart

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

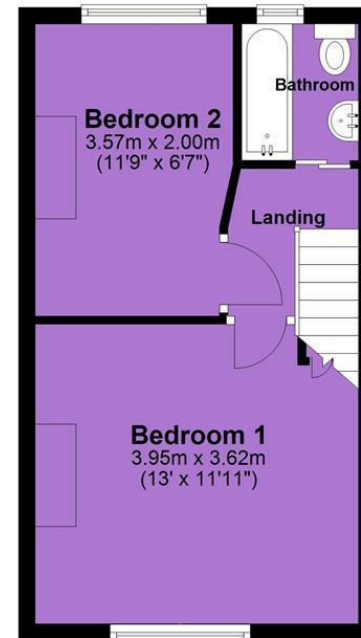


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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