

1 Dovecote Mews, Chorlton Green, Manchester, M21 9HN



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £425,000

2 2 1 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and charming, TWO DOUBLE BEDROOM, end of terraced property. Tucked away in a prime location in the highly regarded Chorlton Green. With Beech Road on your doorstep with its independent shops, bars and restaurants, Chorlton centre is just a short stroll away, and there are fantastic primary schools and transport links nearby. In brief the property comprises of an entrance hall, two good sized double bedrooms the principle benefitting from an en-suite shower room, and a white three-piece bathroom suite completes this floor. Stairs leading to the first floor reveal a sizable open plan living area, and a fitted kitchen which completes this delightful property. Other benefits include gas fired central heating, stripped and varnished floor boards, high ceilings, off-road parking and a useful garage. Early viewing is highly recommended to fully appreciate the sought-after location and unique character of this distinctive property.





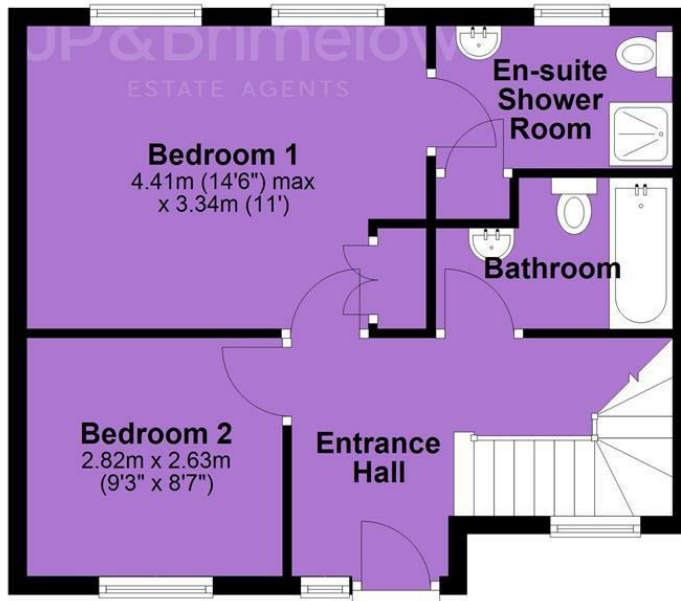
## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C | 70                      |           |
| (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 |           |

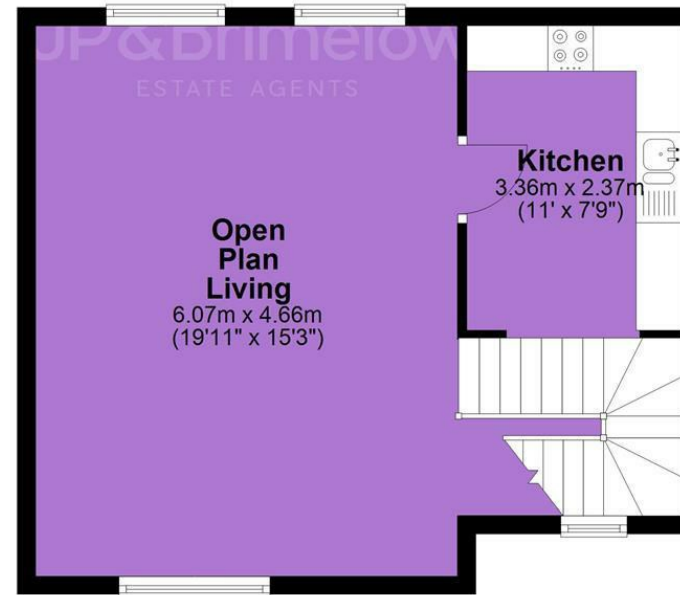


Tenure: **Freehold** Council Tax Band: **D**

## Ground Floor



## First Floor



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