

9 Limley Grove, Chorlton, Manchester, M21 8UB



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VIDEO TOUR AVAILABLE A charming and stylishly presented, TWO DOUBLE BEDROOM, period property. This bay fronted Mid-terrace is spread over two floors and has a further useful chamber cellar. Situated on a highly popular residential cul-de-sac off Sandy Lane in Chorlton.

Within walking distance to Chorlton Park and Beech Road, with its array of restaurants, independent shops and bars. The centre of Chorlton with all its local amenities and the Metrolink station on St Werburgh's Road, giving you direct access into the city centre and Media City.

The well planned property consists of; an entrance hall, a front facing lounge with bay window and striped and varnished floor boards, a dining area with views out into the courtyard style garden, access down into the converted basement which offers a family room. A delightful fully fitted kitchen complete with Belfast sink, views and access out into the rear aspect.

Stairs to the second floor reveal two good sized double bedrooms, the principle benefitting from built in wardrobes. A modern, white four-piece bathroom suite benefitting from a Maki shower completes this fantastic property.

Other benefits include gas fired central heating, painted throughout with Little Greene paint, carpet to the stairs is Roger Oates high ceilings, stripped and varnished floor boards, ceiling coving, period features, and a rear enclosed courtyard style garden.

£475,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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



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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