

51 Provis Road, Chorlton Green, Manchester, M21 9EN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £360,000

2 1 2 C

VIDEO TOUR AVAILABLE An attractive & well-presented, TWO BEDROOM, mid-terrace property. Located on a popular residential road in Chorlton Green, off Beech Road. Within easy walking distance of all of the independent shops/bars/restaurants, Beech Road Park, and the transport links on Barlow Moor Road which give you direct access to the City Centre, Media City, and Manchester International Airport. Chorlton Nature Reserve and excellent primary schools are also nearby. In brief the property consists of; a good-sized lounge to the front aspect complete with exposed brick feature fireplace and stripped and varnished floor boards, a family room with views out into the rear garden, and a fitted kitchen with access out into the rear garden. Stairs leading to the first-floor landing reveal two bedrooms and a white three-piece bathroom suite completing this delightful home. The property benefits from gas fired central heating, picture rails and high ceilings, an alarm system, and a rear enclosed garden. Planning permission has been granted for a single story rear extension. Application number: 142950/FH/2025





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow