

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



JP&Brimelow
ESTATE AGENTS

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

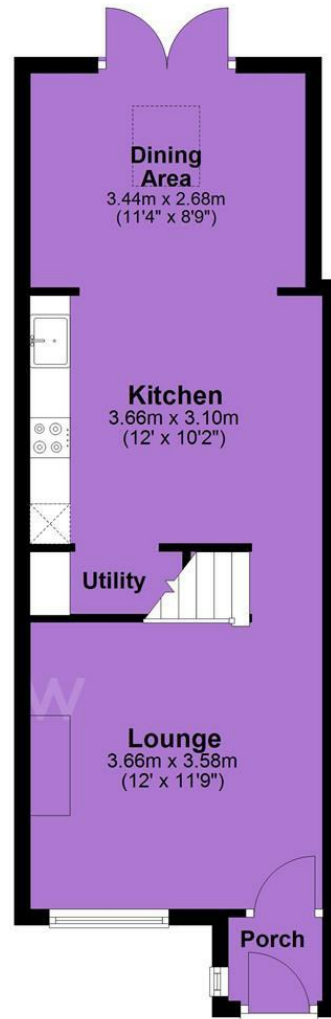
Energy Efficiency Rating

	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 		

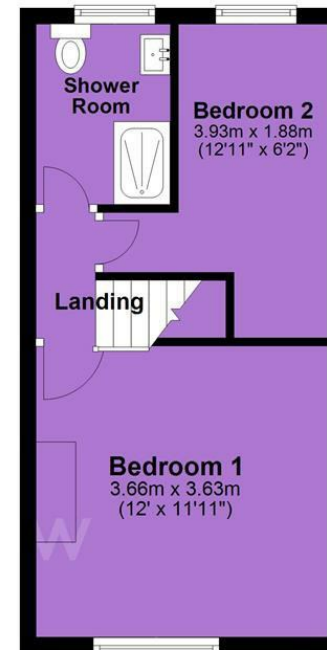


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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