

26 Belwood Road, Chorlton Green, Manchester, M21 9FN



**JP&Brimelow**  
ESTATE AGENTS





 3  1  2  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & spacious, THREE BEDROOM, semi-detached property. This period bay front property is located on a sought-after tree lined road in Chorlton Green, off Beech Road.

Within walking distance to the vibrant Beech Road here in Chorlton Green, close to all local amenities including independent restaurants/deli's/shops and either Chorlton Park or Beech Road Park. The Metrolink station on either St Werburgh's Road or Barlow Moor Road in Chorlton giving you direct access to the city centre, Media City at Salford Quays and Manchester International Airport.

In brief the property consists of; an entrance hall with useful understairs storage cupboard, a good-sized lounge to the front aspect benefitting from a bay window, a dining room with views and access out into the rear SOUTH facing garden, and a fitted kitchen with access out to the side aspect.

Stairs leading to the first-floor landing reveal three good sized bedrooms, two benefitting from built in wardrobes. There is a three-piece bathroom suite and a separate W.C completing the property.

The property benefits from, gas fired central heating, ceiling coving, high ceilings, a driveway providing off road parking for a small vehicle, a detached garage, and a good-sized south facing rear garden.

£600,000










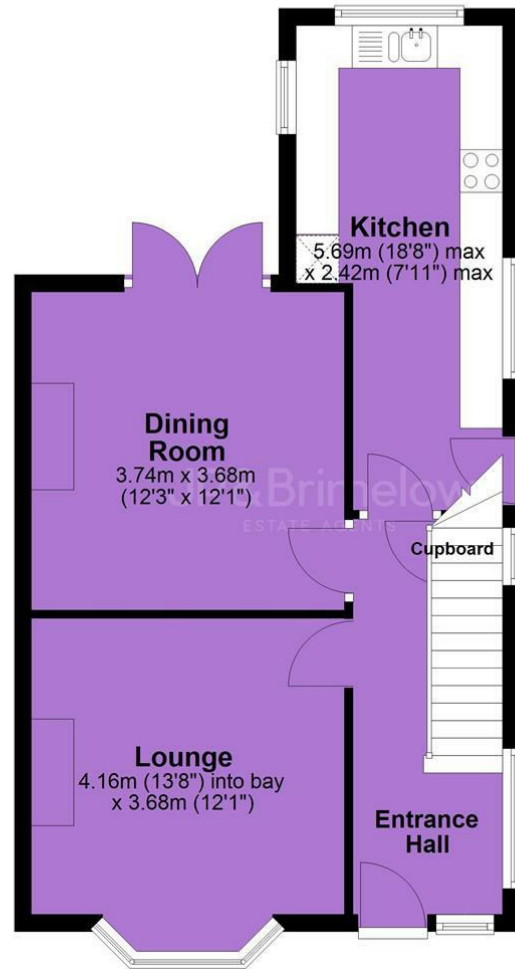
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

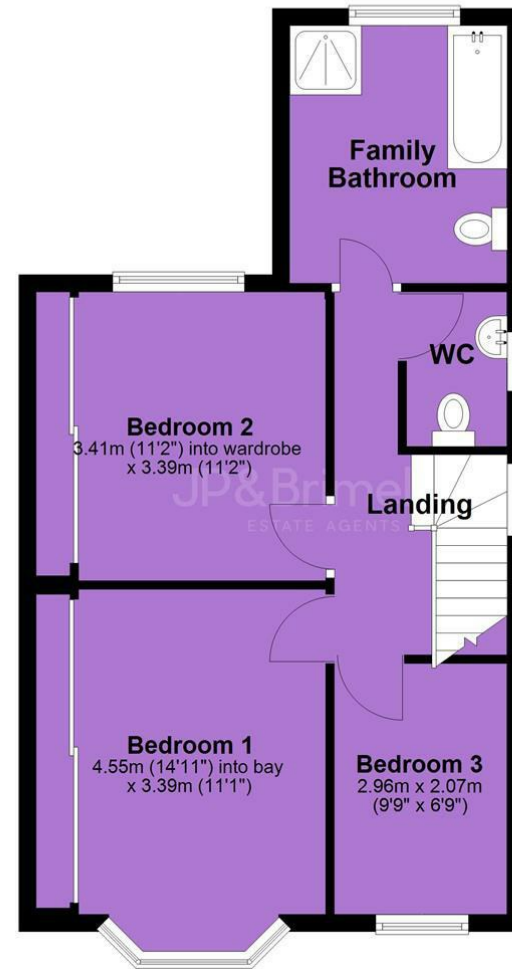


Tenure: Freehold Council Tax Band: C

## 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



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