

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



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £495,000

2 2 1 C

VIDEO TOUR AVAILABLE An attractive and charming, TWO DOUBLE BEDROOM, end terrace, coach house style 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.





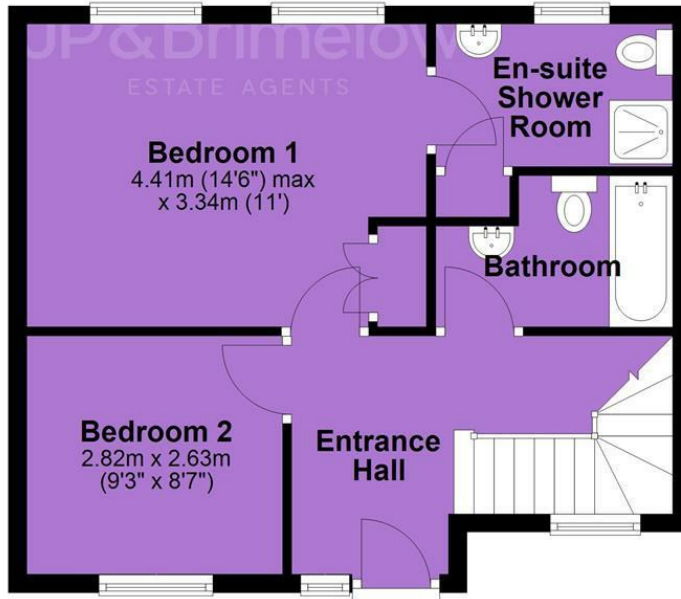
EPC Chart

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	

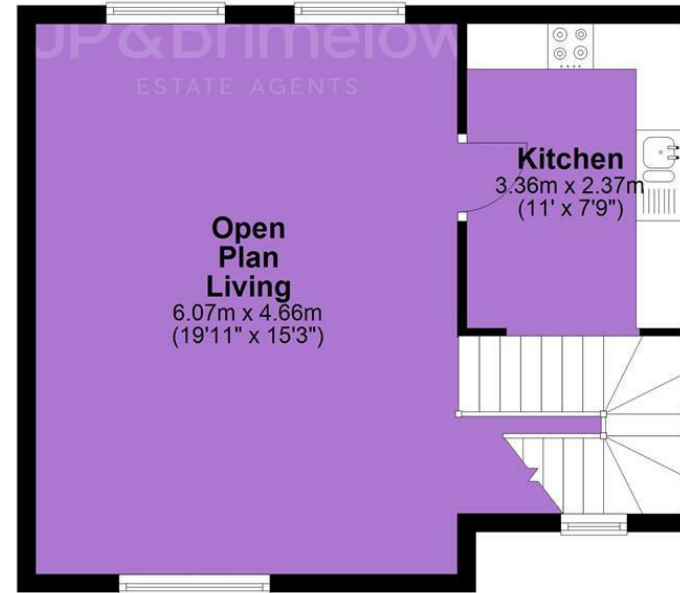


Tenure: **Freehold** Council Tax Band: **D**

Ground Floor



First Floor



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.

jpandbrimelowestateagents

@jpandbrimelow