

11 Reynard Road, Chorlton Green, Manchester, M21 8DB



JP&Brimelow
ESTATE AGENTS



3 1 3 D

VIDEO TOUR AVAILABLE A truly stunning THREE DOUBLE BEDROOM bay-fronted Edwardian end-terrace, ideally positioned on one of Chorlton's most sought-after tree-lined residential roads, just off Beech Road. Beautifully updated and stylishly presented by the current owner, this exceptional home offers spacious and versatile accommodation arranged over three floors, complemented by useful cellar storage.

Ideally located within walking distance of the vibrant Beech Road in Chorlton Green, with its excellent selection of independent cafés, restaurants, delis and shops. Both Chorlton Park and Beech Road Park are nearby, while the Metrolink stations at St Werburgh's Road and Barlow Moor Road provide direct links to Manchester City Centre, MediaCity and Manchester International Airport.

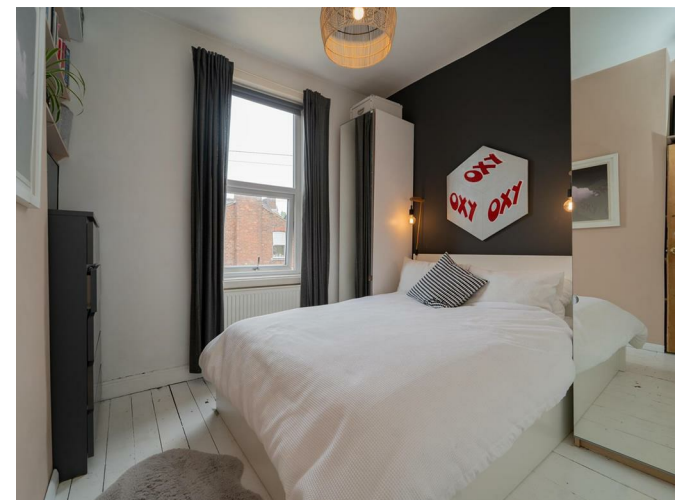
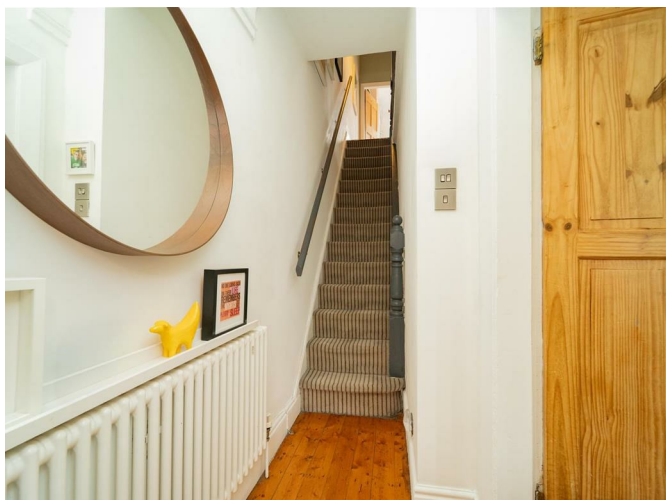
The beautifully well-planned accommodation comprises a porch, welcoming entrance hallway, a bay-fronted lounge, a spacious dining room overlooking the rear garden, and a fully fitted kitchen with double doors opening onto the enclosed rear garden. Stairs lead down to a useful storage cellar.

The first floor reveals three well-proportioned double bedrooms and a contemporary three-piece family bathroom. Completing this exceptional home is a versatile second-floor music room, ideal for a range of uses including a home office, studio or hobby room.

The property retains a wealth of original period features, including high ceilings, ornate coving and stripped, varnished wooden floorboards, while a modern combi boiler provides efficient gas-fired central heating.

Early internal inspection, highly recommended to appreciate all that this home has to offer.

£525,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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



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

