

4 Vicars Road, Chorlton Green, Manchester, M21 9JA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £435,000

2 1 2 D

VIDEO TOUR AVIALABLE An attractive and immaculately presented, TWO DOUBLE BEDROOM, period, mid terrace property. Situated on a highly regarded road in Chorlton Green. Chorlton Nature Reserve at the bottom of the road, Brookburn & Chorlton C of E primary schools are both on your doorstep and the cafes and bars for which Chorlton Green is loved by so many, is a five-minute walk away on Beech Road. In brief the accommodation consists of; A porch, a fabulous lounge to the front aspect complete with original feature fireplace, a stunning fully fitted kitchen benefitting from a breakfast island and high-end fixtures and fittings. There us a useful storage cupboard and access out into the rear enclosed garden off the kitchen through double patio doors. Stairs leading to the first floor reveal two double bedrooms and a white four-piece bathroom suite completing this stunning home. The property benefits from gas fired central heating, high ceilings, ceiling coving, an alarm system and a rear enclosed garden.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

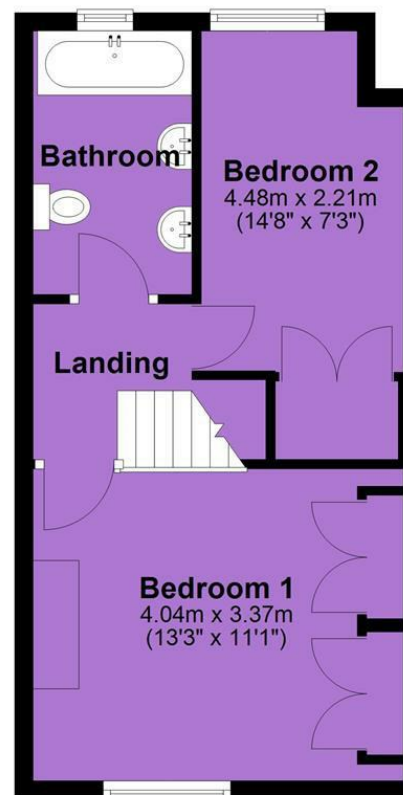


Tenure: **Freehold** Council Tax Band: **B**

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.

jpandbrimelowestateagents

@jpandbrimelow