



Vicars Road
Chorlton
M21 9JA

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

2 Vicars Road
Chorlton
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Offers Over £400,000

CONVENIENTLY SITUATED FOR ACCESS TO THE MANY AND VARIED FACILITIES IN THE BEECH ROAD AREA, JUST OFF CHORLTON GREEN Chorlton nature reserve and the town centre are within easy reach.

A beautifully presented two bedroom end terraced property. Comprehensively improved and updated by the current owners over the last few years. Two separate reception rooms plus an extended, fitted kitchen that was installed in 2023. Well appointed bathroom with shower. Gas central heating system and double glazing. Forecourt and enclosed, sunny rear garden. Situated directly off Ivy Green Road, Must be viewed to be appreciated. Literally in 'Drop your bags and move in' condition. Virtual Tour Available.

TO THE GROUND FLOOR

Lounge

With a radiator and a double glazed window to the front. Useful fitted storage/display unit to the alcove to the side of the chimney breast. Laminate flooring.

Inner Hall

With stairs off to the first floor rooms, providing access to:

Dining Room

With a decorative, period style fireplace with tiled inserts. Feature radiator, double glazed window to the rear and a useful under stairs storage area off. Laminate flooring.

Extended Kitchen

With a single drainer sink unit with a feature mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are double glazed windows to 2 elevations, attractive tiled decor and space for appliances with an integrated dishwasher. Plumbing for a washer and a UPVC door leads to outside. Laminate flooring.

TO THE FIRST FLOOR

Landing

With a loft access point. A drop-down ladder provides access.

Bedroom (1)

With a radiator and a double glazed window to the front. Good range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. Double glazed window to the rear, chrome ladder radiator, an extractor fan and spotlighting is provided. Attractive tiling to complement the suite. A shower is installed over the bath and an anti-splash screen is fitted. Wood effect flooring.

Outside

To the front of the property is an enclosed forecourt whilst, to the rear, is a pleasant, fully enclosed garden with a side access gate. The garden receives plenty of sunshine.



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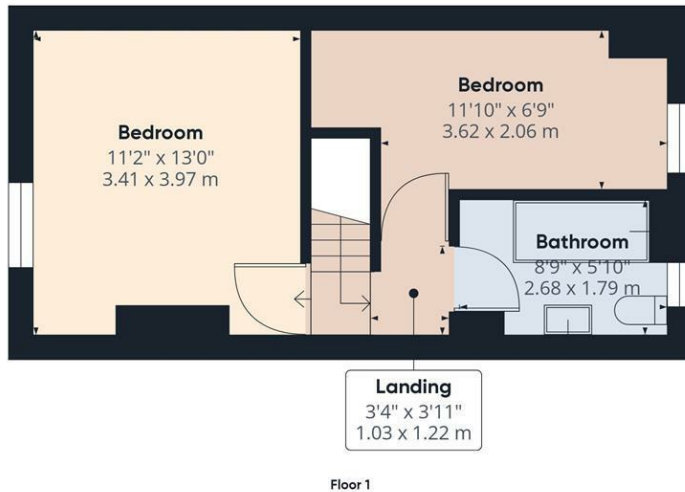
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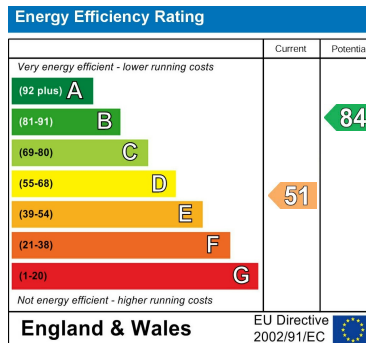
Approximate total area⁽¹⁾
703.96 ft²
65.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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