

21 Rochester Avenue, Chorlton, Manchester, M21 7DE



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £275,000


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VIDEO TOUR AVAILABLE A well-presented TWO DOUBLE BEDROOM, modern mid terrace property, situated on this popular residential development, off Nell Lane in Chorlton. Positioned perfectly, close by to the Metrolink stations on both Barlow Moor Road and St Werburgh's Road, giving you direct access to city life. Close by to Chorlton Park Primary School and Chorlton Park. In brief, the well-planned accommodation to the ground floor consists of; an entrance hall with a downstairs W.C, kitchen to the front aspect, Spacious lounge/dining room with access into the rear garden through French doors. Whilst to the first floor there is a landing with additional storage leading to two good sized bedrooms both benefiting from built in storage and a white three-piece bathroom completes this stunning home. The property benefits from gas fired central heating, an alarm system and an enclosed rear garden.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 



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

Ground Floor



First Floor



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