

54 Claude Road, Chorlton, Manchester, M21 8UN



**JP&Brimelow**  
ESTATE AGENTS



 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented THREE DOUBLE BEDROOM bay-fronted property situated on a highly popular residential road, just off Beech Road.

On the border of the Chorltonville conservation area, with access to all of the independent shops, café society and restaurants in the heart of Chorlton Green on Beech Road.

The property boasts many period features throughout. This tasteful and updated property consists of; porch, an entrance/reception hallway, a downstairs W.C, a dining room with a bay window to the front aspect, a spacious lounge with views into the rear enclosed lawned garden, an attractive fireplace and surround, there is an extended kitchen/breakfast room with French doors leading out onto the rear patio area completes the ground floor.

Whilst to the first floor there is a landing leading to three good sized double bedrooms, a separate W.C, a white two-piece bathroom with access leading to a useful study/nursery room.

A pull down ladder from bedroom two leads to a useful loft space - a converted attic used as crafting and gaming space as well as for further storage.

The property benefits from many period features throughout including stripped wooden floor boards, stained and leaded feature glazing, picture railings and ceiling coving. Warmed by gas fired central heating, a front and rear enclosed lawned garden. A shared driveway with the neighbouring property.


Would ideally suit a professional couple or a family due to its location, Brookburn Primary School, Beech Road and Chorlton Park nearby.

£675,000





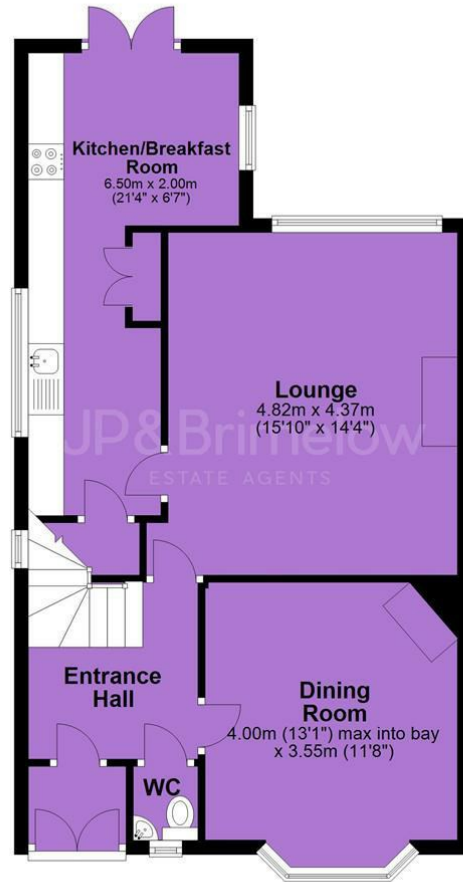
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

jpandbrimelowstateagents

@jpandbrimelow

