

22 Bolesworth Close, Chorlton Green, Manchester, M21 9BE



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £415,000

 3  1  2  D


\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented, THREE BEDROOM, modern, semi-detached property located in a highly popular residential area, off Kingshill Road in the heart of Chorlton Green. Within walking distance to good local primary schools, close to Beech Road with its cafe society and nearby to the Chorlton meadows and the Ees for walks, runs and cycling along the River Mersey. In brief the well-planned accommodation consists; entrance hallway, a lounge to the front aspect and a fitted kitchen/dining room completes the ground floor with access out into the enclosed lawned garden. To the first floor there is a landing leading to three bedrooms and a white three-piece family bathroom with a roll top bath. The property benefits from a gas fired central heating, a driveway providing off road parking, a lawned front and rear garden with a paved patio ideal for a table and chairs. \*\* Planning permission has been granted for a single story side extension, enquire for further details\*\*







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>66</b>	
(55-68)	<b>D</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 

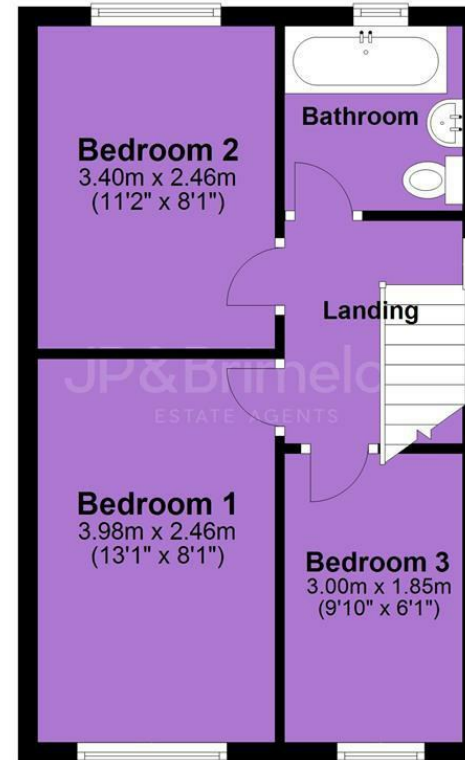


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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