

17 Higson Avenue, Chorlton Green, Manchester, M21 9EP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £390,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, TWO DOUBLE BEDROOM garden fronted, period, mid terrace property situated in the heart of Chorlton Green off Beech Road. Within easy walking distance to all the independent shops/bars/restaurants on Beech Road. Chorlton Nature Reserve and several fantastic primary schools nearby. Located closed by to fantastic transport links on Barlow Moor Road giving direct access into Manchester city centre. In brief, this stylishly presented accommodation comprises; entrance hall leading to a dining area with a bay window to the front aspect, a lounge with exposed brick feature walls and a fitted kitchen to the ground floor with access out into the rear enclosed courtyard. To the first-floor the landing reveals two double bedrooms and a modern white three-piece family bathroom. The property benefits from gas fired central heating, high ceilings throughout, a boarded loft, providing ample additional storage and an enclosed rear courtyard.







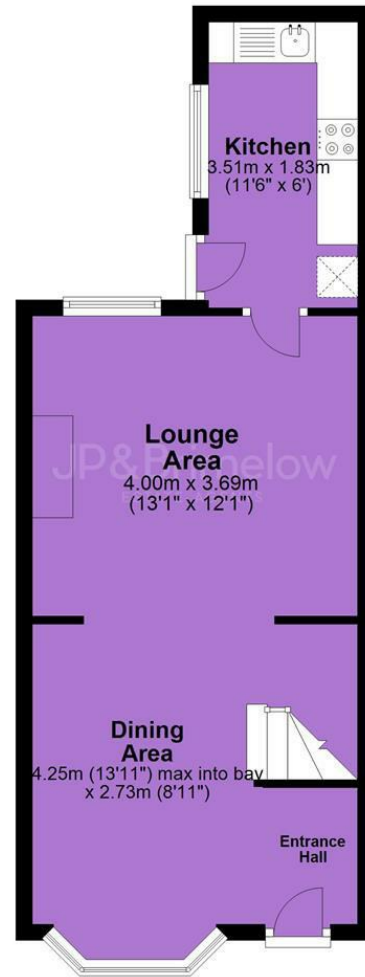
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



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

## Ground Floor



## First Floor



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