JP&Brimelow
ESTATE AGENTS

# Offers Over £350,000

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**VIDEO TOUR AVAILABLE** In the heart of Chorlton green, is the setting of this spacious TWO DOUBLE BEDROOM mid-terrace property, on Higson Avenue. This charming mid-terrace home boasts a prime location near the vibrant Beech Road. Providing a lively atmosphere and plenty of amenities at your doorstep with independent shops, bars and restaurants. Upon entering, you are greeted by an entrance hall with access to the open plan lounge/dining room with a bay window to the front aspect. A doorway leads to a fitted kitchen, which providing access into the rear garden. Whilst to the first floor the property offers a landing leading to two double bedrooms and a three-piece bathroom. Ladders provide access into the boarded loft room, providing ample useful storage space. The property is warmed by gas fired central heating and has both front and rear gardens.
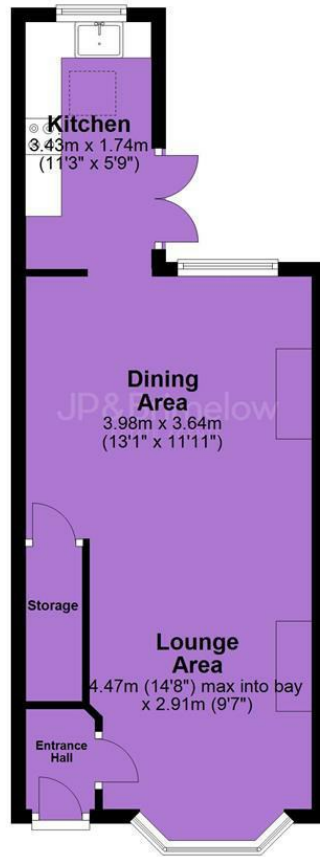
## EPC Chart

**Energy Efficiency Rating**

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

**England & Wales** — EU Directive 2002/91/EC

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

## Ground Floor

**Kitchen**
3.43m x 1.74m
(11'3" x 5'9")

**Dining Area**
3.98m x 3.64m
(13'1" x 11'11")

**Storage**

**Lounge Area**
4.47m (14'8") max into bay
x 2.91m (9'7")

**Entrance Hall**

## First Floor

**Bathroom**

**Bedroom 2**
3.64m x 2.19m
(11'11" x 7'2")

**Landing**

**Bedroom 1**
3.98m (13'1") max
x 3.65m (12')

## Second Floor

**Storage**
3.49m x 3.38m
(11'5" x 11'1")

**Eaves**
3.49m x 1.64m
(11'5" x 5'4")
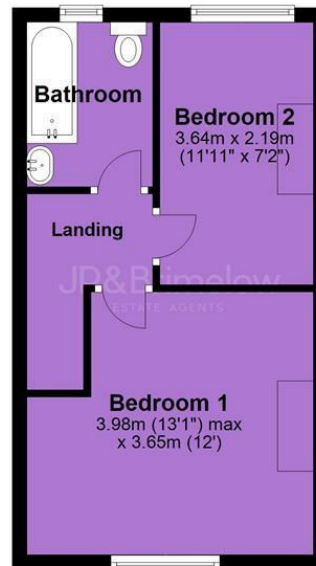
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