

63 Acres Road, Chorlton Green, Manchester, M21 9EB



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VIDEO TOUR AVAILABLE An attractive THREE BEDROOM garden fronted, end-terrace property. Positioned on a popular road in the heart of Chorlton Green.

Within easy walking distance to all the independent shops, bars and restaurants on Beech Road and Beech Road Park. Close to Chorlton Nature Reserve, Chorlton centre amenities and fantastic primary schools nearby.

The well-planned accommodation consists of an entrance hall, a separate lounge to the front aspect with views into the front enclosed garden, a good-sized dining/family room with a cast iron feature fireplace and a modern white fitted kitchen with access into the enclosed rear courtyard garden, completing the ground floor.

Whilst to the first floor there is a landing leading to two double bedrooms, a fitted three-piece bathroom suite and a further bedroom.


The property benefits from many period features throughout, with high ceilings and ceiling coving, as well as cast iron fireplaces. Offering front and rear enclosed gardens and the home is warmed by gas fired central heating. Would ideally suit a professional or a couple due to its location and local amenities nearby. Internal inspection highly recommended to appreciate this fantastic home.

£550,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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: C



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