

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



**JP&Brimelow**  
ESTATE AGENTS



 3  1  2  D

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

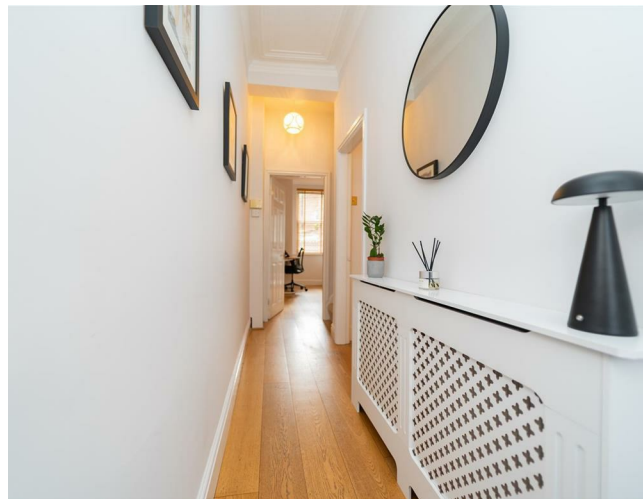
Within easy walking distance to all the independent shops, bars and restaurants on Beech Road and Beech Road Park. Close to Chorlton Nature Reserve, Chorlton centre amenities and fantastic primary schools nearby.

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.

£525,000





## EPC Chart

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



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

