

22 Claude Road, Chorlton Green, Manchester, M21 8BY



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VIDEO TOUR AVAILABLE A beautifully presented and much improved FOUR DOUBLE BEDROOM bay-fronted period property situated on a highly popular residential road, just off Beech Road in the heart of Chorlton.

On the border of the Chorltonville, with access to all of the independent shops, café society and vibrant restaurants in the heart of Chorlton Green. Brookburn Primary School, Beech Road and Chorlton Park are nearby.

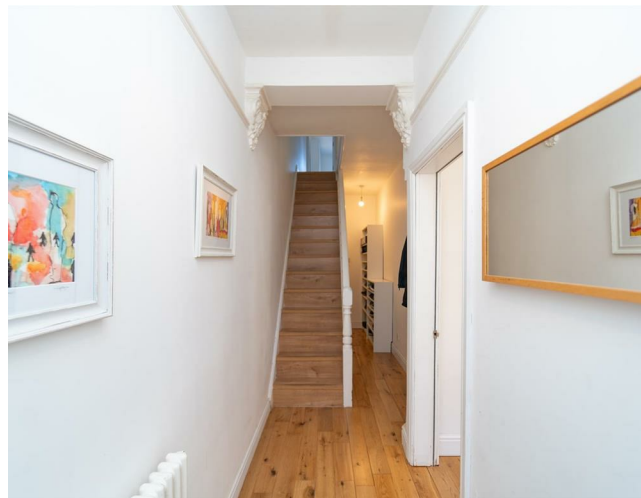
The property boasts many period features throughout. This tasteful and updated property consists of an entrance hall with access down to the useful storage cellars, and a useful downstairs cloaks/W.C. A through dining room/lounge with a bay window to the front aspect, a spacious fully fitted kitchen with a breakfast bar and access leading out onto the rear patio area.

Whilst to the first floor there is a landing leading to three good sized double bedrooms, the master including a bay window to the front and a three-piece family bathroom.

To the second floor there is an additional double bedroom with a modern three-piece ensuite shower room and large eaves storage space.


The property benefits from many features throughout including oak wooden floor boards, picture railings to the hallway, useful storage cellar, gas central heating and has a rear enclosed landscaped garden. Would ideally suit a professional couple or a family due to its location.

£725,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	73	82
(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: C



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