

25 Reynard Road, Chorlton Green, Manchester, M21 8DB



JP&Brimelow
ESTATE AGENTS



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*****VIDEO TOUR AVAILABLE***** A truly stunning and stylishly presented, **FOUR DOUBLE BEDROOM**, bay fronted, Edwardian end of terraced property located on a highly popular tree lined residential road, just off Beech Road here in Chorlton. This property has been updated from the current owner to the highest of standards and will suit the modern way of living boasting over three floors including the converted basement.

Within walking distance of the vibrant Beech Road here in Chorlton Green. Close to all local amenities including restaurants, deli's, shops and both Chorlton Park or Beech Road Park. The Metrolink station on either St Werburgh's Road or Barlow Moor Road in Chorlton, giving you direct access to City centre, Media City at Salford Quays and Manchester International Airport.

This well-planned and beautifully extended accommodation consists of a porch, an entrance hallway, a lounge with a bay window to the front aspect, a family room with views into the rear enclosed garden and an impressive fitted kitchen/dining room with double doors to the ground floor with access out into the rear enclosed garden. The converted basement has a hallway leading to bedroom four/play room and a three-piece shower room.

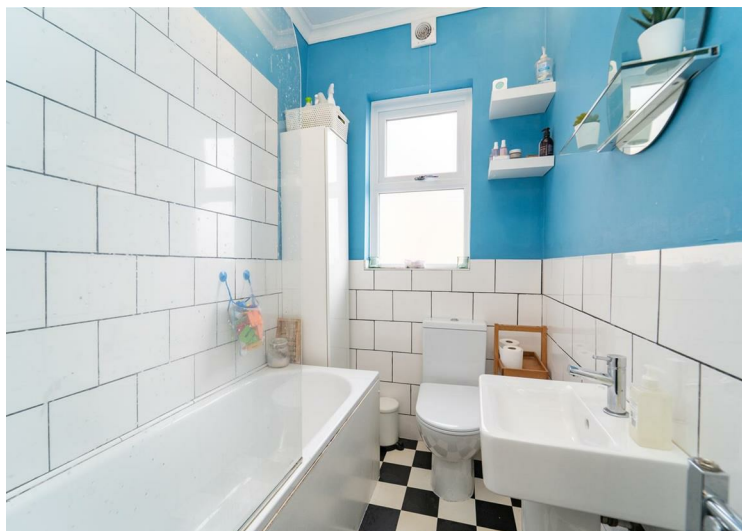
Whilst to the first floor there is a landing leading to three well-proportioned double bedrooms and a fitted three-piece family bathroom.

The basement has been converted creating further living space. A hallway with a utility area providing space and plumbing for a washing machine and tumble dryer. There is a fourth double bedroom/home office benefitting from an ensuite three-piece wet room and a brass mixer tap that completes this outstanding home.

The property benefits from many original features including high ceilings, coving, stripped and varnished wooden floorboards and is warmed by a combi boiler providing gas fired central heating.

£535,000



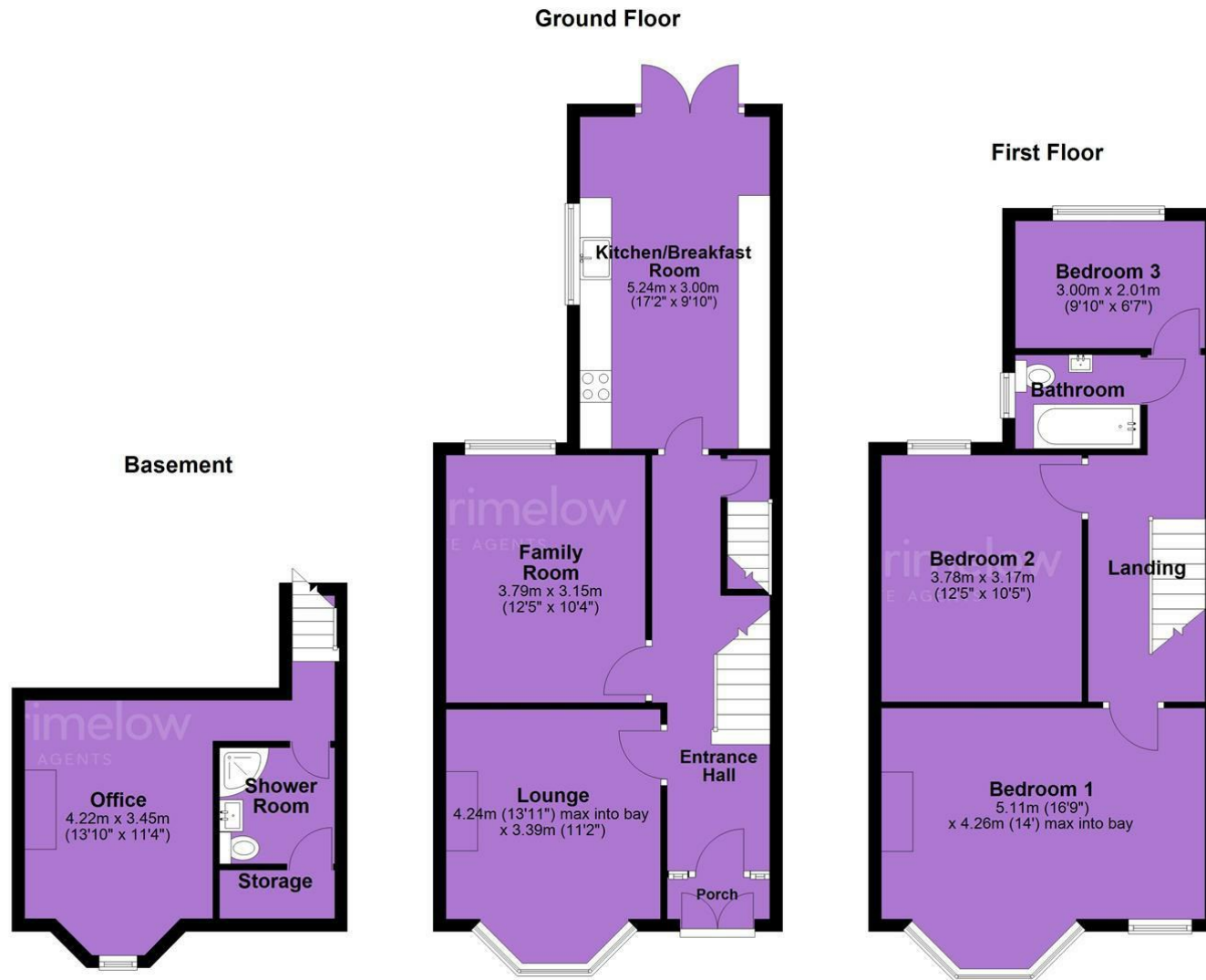


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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



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