

31 Reeves Road, Chorlton Green, Manchester, M21 8BU



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning and stylishly presented, FIVE BEDROOM tastefully extended, traditional bay fronted semi-detached property. In the heart of Chorlton Green off Beech Road, this property offers off-road parking, with accommodation over three floors.

The well-planned accommodation consists of a porch, a reception entrance hallway leading to a useful downstairs W.C., a lounge with a bay window to the front aspect, an open plan living/kitchen space to the rear with sliding doors leading out into the rear enclosed lawned garden, a modern fully fitted kitchen area complete with an integral Siemens full height fridge and separate full height freezer, an integral Siemens dishwasher and 2 integral ovens (1 has a microwave function), as well as a Beko hob with a built in extraction fan and a useful utility room also to the ground floor.

Whilst the first floor offers four bedrooms, one with a two-piece shower room and a three-piece family bathroom suite.

To the second floor there is an impressive fifth bedroom with an en-suite three-piece shower room.

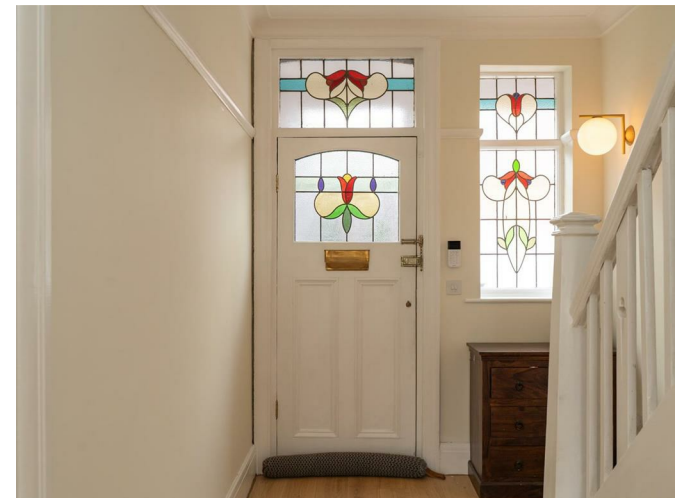
The property is positioned perfectly for all local amenities, independent shops, deli's, restaurants, bars on Beech Road and the Metrolink station in the centre of Chorlton. Would ideally suit a professional couple or a young family due to the nearby schools.

This contemporary home has been restored to a high standard throughout with fully fitted kitchen with a breakfast bar island and retains some original features including a cast iron fireplace, stained and leaded feature windows and is warmed by gas fired central heating. The home also offers a driveway providing off-road parking and a brick built bike storage.

Internal inspection is highly recommended due to the specification and the positioning of this lovely home.

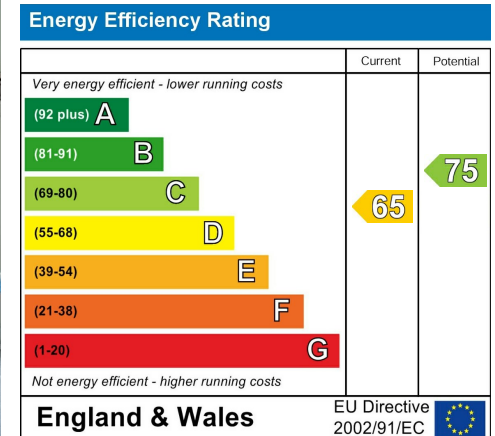
£725,000







## EPC Chart



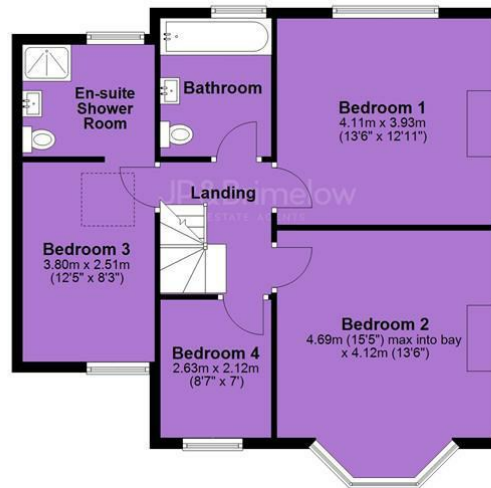
Tenure: Freehold Council Tax Band: C



Ground Floor



First Floor



Second Floor



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