

18 Provis Road, Chorlton Green, Manchester, M21 9EW



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £395,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented TWO BEDROOM period, mid-terrace property in Chorlton Green. Located off the vibrant Beech Road. Within easy walking distance of all of the independent shops, bars and restaurants in Chorlton centre, Beech Road and Beech Road Park. Close to the transport links on Barlow Moor Road, giving you direct access into the City Centre and Manchester Airport. In brief the accommodation consists of an entrance hall leading to a dining room with a bay window to the front aspect, through to a lounge to the rear and a fitted kitchen, which provides access out into the rear enclosed courtyard style garden. To the first floor there is a landing leading to two good sized bedrooms, a two-piece shower room and a separate W.C. The property is warmed by gas fired central heating and has a front garden as well as a rear enclosed courtyard style garden. OFFERED WITH NO VENDOR CHAIN.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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 	

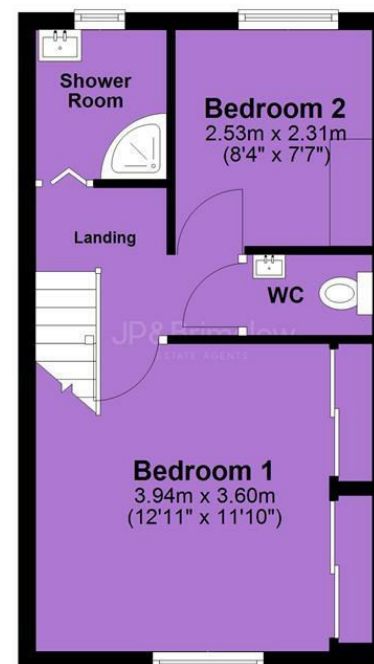


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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