

40 Neale Road, Chorlton Green, Manchester, M21 9DQ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £385,000


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VIDEO TOUR AVAILABLE A spacious & immaculately presented, TWO DOUBLE BEDROOM, garden fronted, period mid terrace property. Situated on a highly desirable tree lined road in the heart of Chorlton Green off Beech Road. Within easy walking distance to all the independent shops, bars, restaurants, Beech Road Park, Chorlton Nature Reserve and fantastic primary and secondary schools. In brief, this lovely accommodation consists of; An entrance hall, a through lounge/dining room with bay window to the front aspect, stripped and varnished floor boards, a feature fireplace and useful storage cupboard. A fitted kitchen with access out into the rear enclosed garden completes this floor. On the first floor there are two double bedrooms and a modern three piece fitted bathroom. The property benefits from gas fired central heating and an enclosed rear landscaped garden. OFFERED WITH NO VENDOR CHAIN.





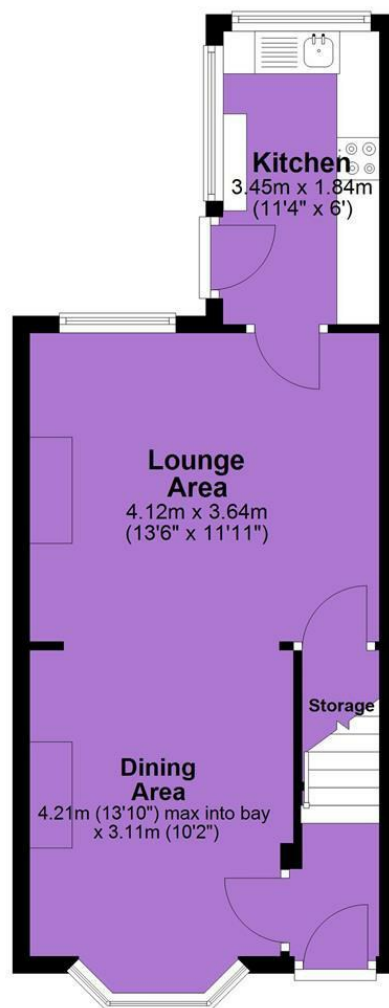
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

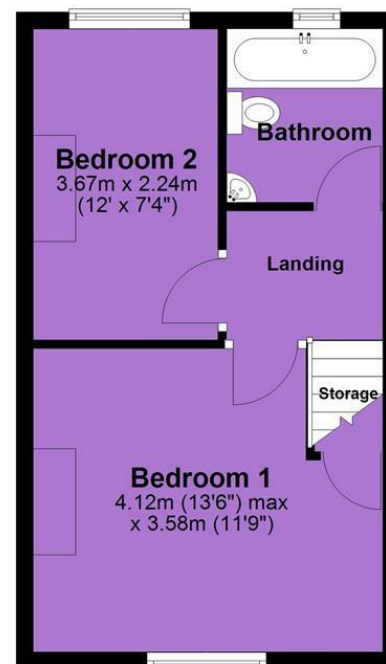


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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