

69 Provis Road, Chorlton Green, Manchester, M21 9EN



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £395,000

 2  1  1  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & spacious TWO DOUBLE BEDROOM, period mid-terrace property in Chorlton Green. Located off the vibrant Beech Road. This bay-fronted home is within easy walking distance of all the independent shops, bars and restaurants and Beech Road Park. Transport links on Barlow Moor Road, give you direct access into the city centre and to Manchester airport. Chorlton Nature Reserve and excellent primary schools are also close by. In brief, this well-planned accommodation consists of an entrance hall leading to an open plan lounge/dining room with a bay window to the front aspect. An attractive fitted kitchen with access out into the rear enclosed lawned courtyard style garden complete the ground floor. Whilst to the first floor there is a landing leading to two double bedrooms and a modern three-piece family bathroom. The property is warmed by gas fired central heating and has an enclosed rear lawned garden with a decked patio terrace. This property will make an ideal home for either a first-time buyer or a professional couple due to its prime location.







## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>59</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  |           |

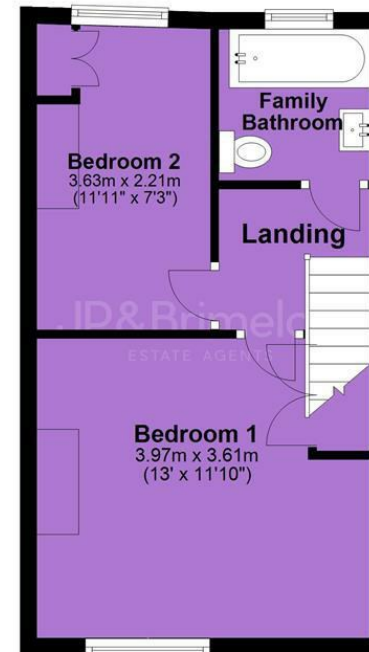


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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