

24 Nell Lane, Chorlton, Manchester, M21 7UD



**JP&Brimelow**  
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3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stylishly presented & tastefully extended THREE DOUBLE BEDROOM, period, mid terraced property, situated on this popular residential Road.

Within walking distance to Chorlton Park and all of the independent shops, bars and restaurants on Beech Road. Close by to St Werburgh's Road Metrolink Station and well regarded primary and secondary schools on your doorstep.

This well planned has accommodation over three floors and consists of; A porch, entrance hallway, a lounge with a bay window to the front aspect, a convenient utility room and a separate W.C, access into the useful cellars under the stairs and an impressive open plan fitted kitchen/dining/family room opening up with access into the rear enclosed garden, through the bi-folding doors.

Whilst to the first floor there is a landing leading to two double bedrooms and a stunning fitted four-piece family bathroom.

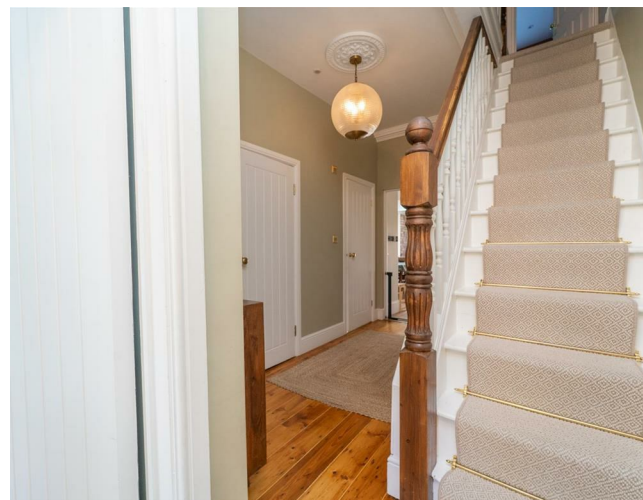
Stairs lead to the second floor landing and a further impressive double bedroom with plenty of practical storage to the eaves.

The property is warmed by gas fired central heating, high ceilings, feature fireplace, stripped and varnished floor boards, a front and rear enclosed landscaped gardens.

One not to miss due to its location and local amenities nearby.

£535,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	67	
(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: C



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