

11, Beech Road, Chorlton Green, Manchester, M21 8BX







4 2 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and spacious FOUR DOUBLE BEDROOM, period, bay fronted mid-terrace property, split into two apartments. Located in a highly sought-after residential area off Barlow Moor Road.

Within strolling distance to all the independent shops, bars, restaurants available and Beech Road Park. Chorlton Nature Reserve, Chorlton centre amenities and fantastic primary schools also nearby.

This spacious and well-planned accommodation consists of a one Double bedroom ground floor apartment and a three double bedroom first floor apartment.

The ground floor apartment consists of a communal entrance hall with a front door leading into a lounge with a bay window to the front aspect, an inner hallway, access to useful cellars, a double bedroom, a three-piece bathroom and a fully fitted kitchen/diner leading out into the rear enclosed garden completing this apartment.

To the second apartment there is a communal entrance hallway with a front door, stairs leading up to the first-floor landing. Two good sized double bedrooms and, a three-piece fitted bathroom, a lounge with a bay window to the front aspect and opening to a fully-fitted kitchen. Stairs lead to the second floor, revealing a further double bedroom.

The property benefits from gas fired central heating, high ceilings and both front and rear enclosed gardens. The apartments are currently tenanted and achieving £995pcm for Flat 1 and £1,675Ppcm for Flat 2.

A great investment opportunity and internal viewing is highly recommended.

£525,000

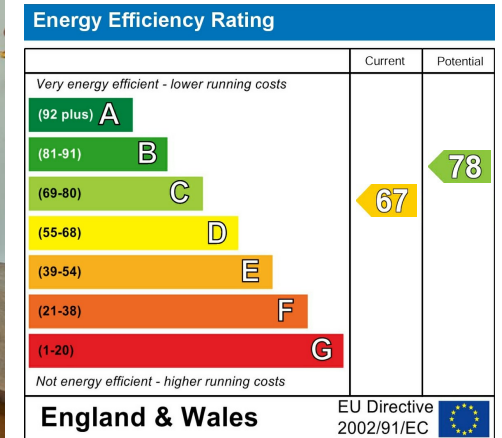








## EPC Chart



Tenure: Leasehold Council Tax Band: C



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow



