

9 Brookburn Road, Chorlton Green, Manchester, M21 8FF



FOR SALE
JP&Brimelow
ESTATE AGENTS
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3 1 2 D

VIDEO TOUR AVAILABLE An attractive and deceptively spacious, THREE BEDROOM, PLUS LOFT ROOM, fabulous semi-detached property with accommodation spread over three floors.

The property has been thoughtfully designed, perfectly situated in the heart of Chorlton Green and nearby to Beech Road with its boutique shops, popular bars and independent restaurants. With Chorlton Nature Reserve and Brookburn Primary School opposite, the location is a prime one for a family or professional couple.

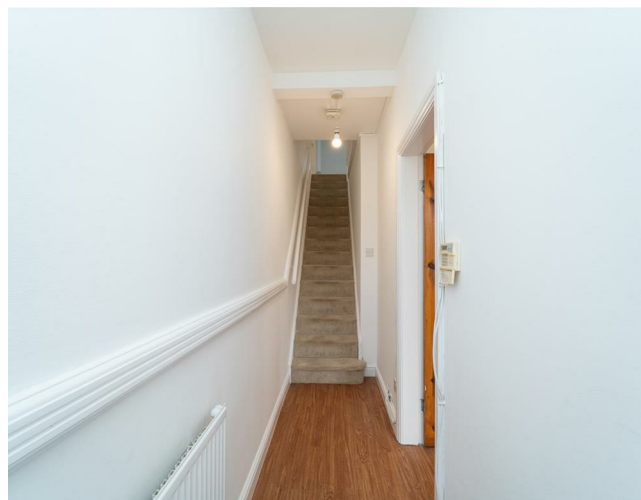
The well-planned accommodation consists of an entrance hall, a downstairs W.C, a family room with a bay window to the front aspect, through to a lounge which benefits from a Morso wood burner and an impressive fully fitted kitchen complete with integrated fridge freezer and washing machine, a dining room to the rear with Velux windows and access out into the private enclosed decked garden.

On the first floor, a landing provides access to two double bedrooms, a single bedroom and a four-piece family bathroom. The second-floor landing leads to an additional storage space/loft room.

The property benefits from gas fired central heating, beautiful stained glass windows, and a secure rear enclosed garden. Internal inspection is highly recommended to appreciate this home.

OFFERED WITH NO VENDOR CHAIN.

£545,000





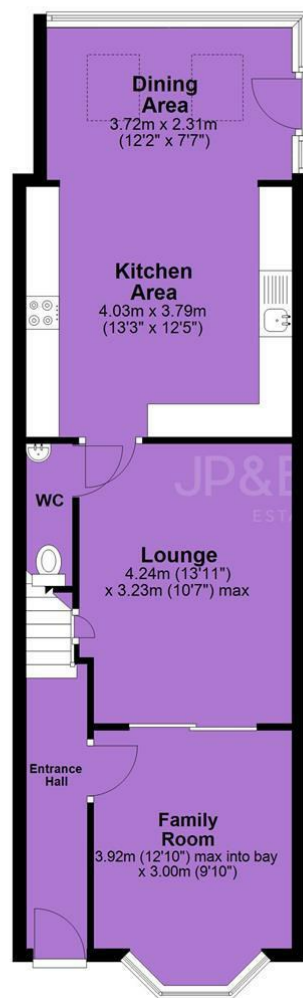
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

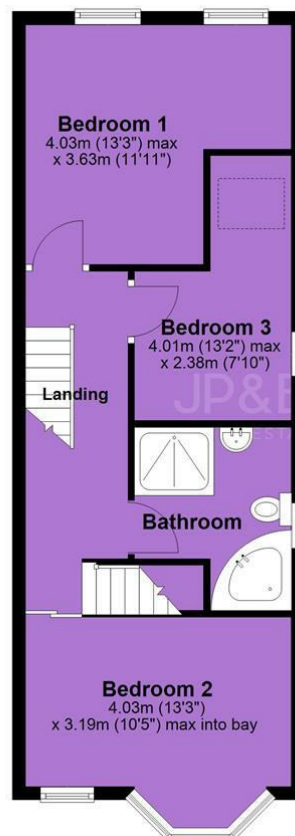


Tenure: Freehold Council Tax Band: C

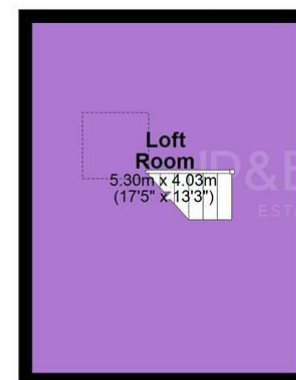
Ground Floor



First Floor



Second Floor



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