

10 Kingshill Road, Chorlton Green, Manchester, M21 9FY



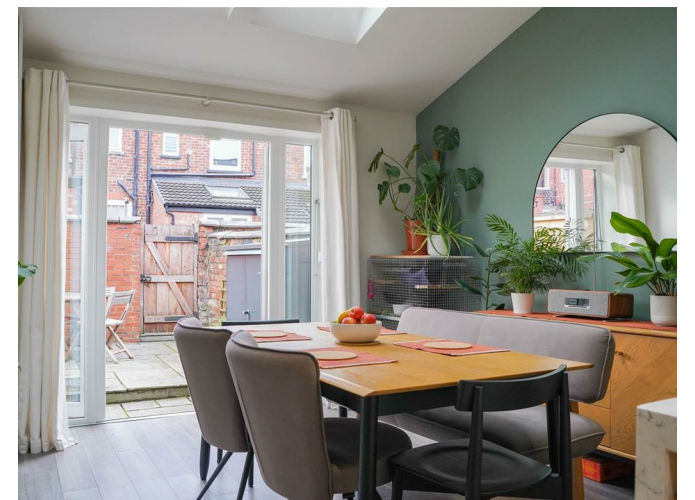
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VIDEO TOUR AVAILABLE A delightful and immaculately presented, TWO DOUBLE BEDROOM, mid terrace property. This extended period home is situated in a prime location, on a highly regarded road in Chorlton Green, off High Lane. Within walking distance to good local primary schools, close to Beech Road with its café society and bars. Nearby to fantastic transport links and Chorlton meadows for walks, runs and cycling along the River Mersey. In brief the property consists of; an entrance hall, a lounge to the front aspect benefitting from a bay window with stained glass, a log burning stove, and parquet flooring, and a modern open plan kitchen/ dining area. The fully fitted kitchen offers a central breakfast island, and plenty of storage. The dining room has views and access out into the rear enclosed courtyard. Stairs leading to the first-floor landing reveal two good sized double bedrooms, and a white three-piece bathroom suite. The property benefits from gas fired central heating, an alarm system, ceiling coving, and a rear enclosed courtyard.

£450,000





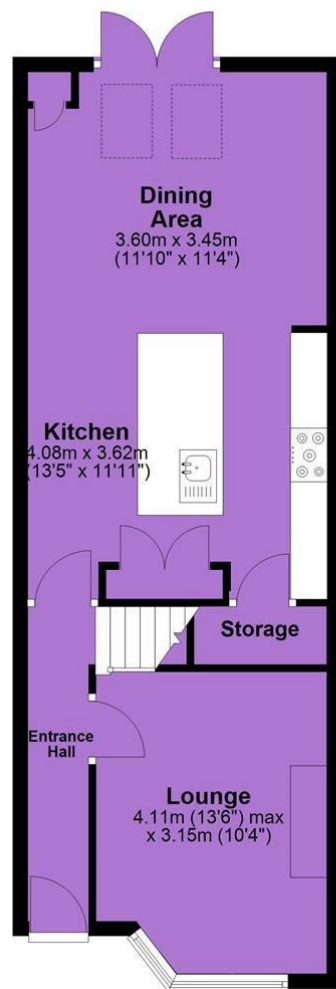
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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 

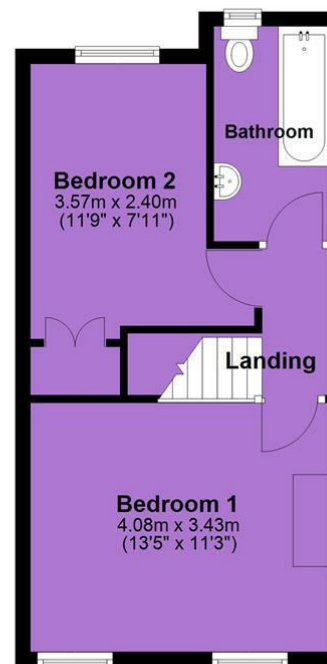


Tenure: Freehold Council Tax Band: B

Ground Floor



First Floor



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