31 Beaumont Road, Chorlton Green, Manchester, M21 8BG

3 1 2 E

VIDEO TOUR AVAILABLE A beautifully presented bay-fronted home offering THREE DOUBLE BEDROOMS plus a study. This traditional semi-detached property is ideally situated in a highly sought-after residential area, just off the ever-popular Beech Road in the heart of Chorlton Green.

Within strolling distance of the vibrant independent shops, bars, restaurants, Beech Road Park, Chorlton Nature Reserve, and the excellent amenities of Chorlton centre, with a selection of highly regarded primary schools also close by.

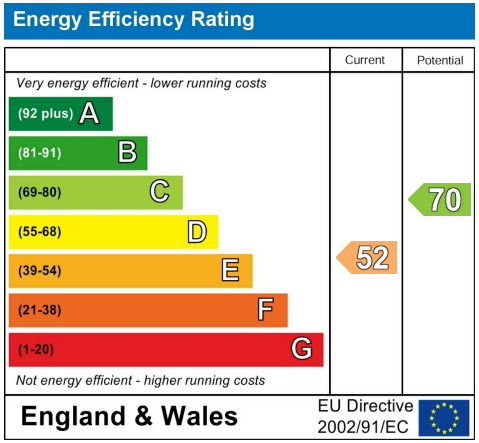
Thoughtfully-planned, this property comprises a welcoming entrance hallway, a cosy lounge with a bay window to the front aspect, an impressive open plan fitted Kitchen/dining room complete with a breakfast island and access through French doors onto the raised decking area in the rear enclosed garden.

To the first floor there is a bright landing leading to two excellent-sized bedrooms, a study and a modern four-piece family bathroom. Stairs lead to a further double bedroom on the second floor.

The property further features high ceilings, cast-iron fireplaces, gas fired central heating, a delightful rear lawned garden with patio areas and a driveway providing off-road parking for multiple vehicles. Early inspection highly recommended due to its location and local amenities nearby.

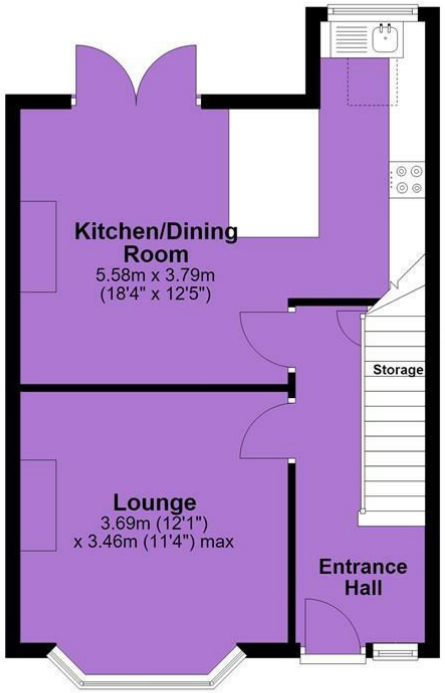
£600,000

EPC Chart

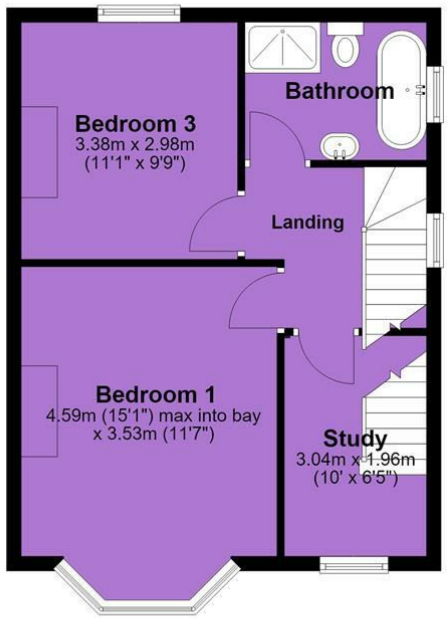


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



Second Floor

JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

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 face 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.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow