

4 Vicars Road, Chorlton Green, Manchester, M21 9JA



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £435,000

 2  1  2  D

\*\*\*VIDEO TOUR AVIALABLE\*\*\* An attractive and immaculately presented, TWO DOUBLE BEDROOM, period, mid terrace property. Situated on a highly regarded road in Chorlton Green. Chorlton Nature Reserve at the bottom of the road, Brookburn & Chorlton C of E primary schools are both on your doorstep and the cafes and bars for which Chorlton Green is loved by so many, is a five-minute walk away on Beech Road. In brief the accommodation consists of; A porch, a fabulous lounge to the front aspect complete with original feature fireplace, a stunning fully fitted kitchen benefitting from a breakfast island and high-end fixtures and fittings. There us a useful storage cupboard and access out into the rear enclosed garden off the kitchen through double patio doors. Stairs leading to the first floor reveal two double bedrooms and a white four-piece bathroom suite completing this stunning home. The property benefits from gas fired central heating, high ceilings, ceiling coving, an alarm system and a rear enclosed garden.





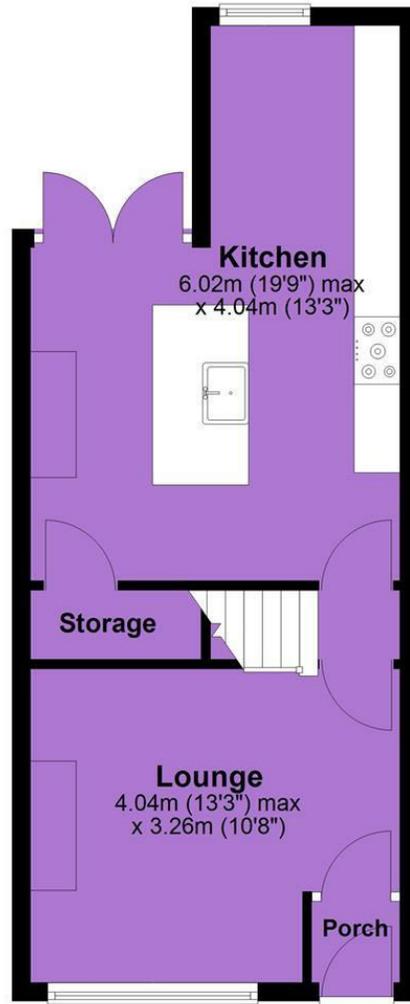
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

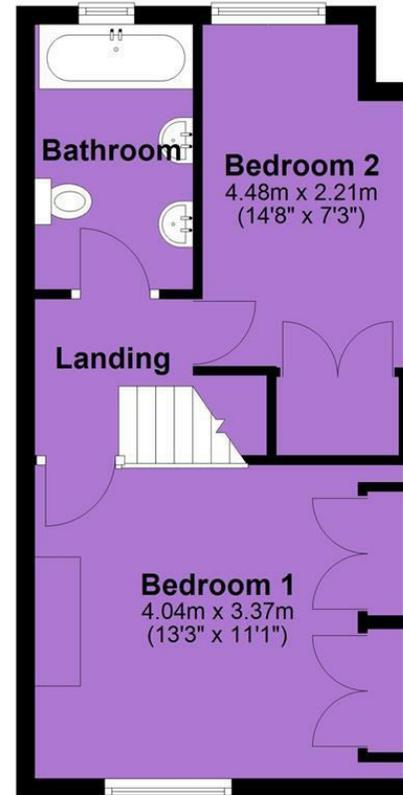


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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