24 Royal Avenue, Chorlton Green, Manchester, M21 9EU





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VIDEO TOUR AVAILABLE A beautifully presented and thoughtfully extended TWO DOUBLE BEDROOM period end-terraced property, ideally positioned in the heart of Chorlton Green, just off Ivygreen Road.

Perfectly placed for a fantastic range of local amenities, the property is moments from Chorlton Nature Reserve, Brookburn Primary School, and Chorlton C of E Primary School. The independent shops, cafés, bars and restaurants of the ever-popular Beech Road are also just a short stroll away, making this an excellent location for both families and professionals.

The property itself combines period character with modern living and, in brief, comprises a welcoming family room to the front aspect, leading through to a modern fitted kitchen which seamlessly flows into the impressive extended lounge. The lounge enjoys attractive views over, and direct access to, the enclosed rear garden.

To the first floor, there is a well-proportioned double bedroom, a versatile landing area and a contemporary white three-piece bathroom suite.

Stairs rise to the second floor, where a further generous double bedroom is complemented by a modern white three-piece shower room and useful eaves storage.

Further benefits include gas-fired central heating, high ceilings, stripped and varnished floorboards, and an enclosed rear courtyard/garden. An attractive and versatile period home offering a superb combination of character, contemporary living space and an enviable Chorlton Green location.

OFFERED WITH NO ONWARD CHAIN

£425,000







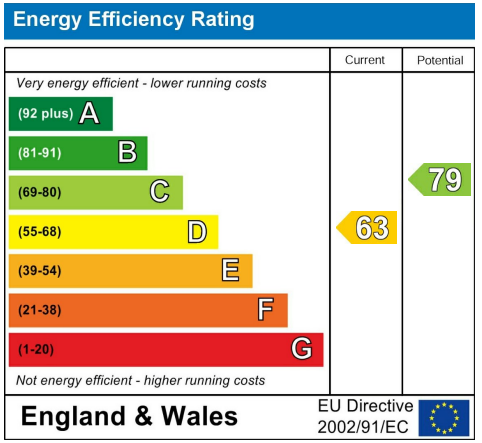








EPC Chart







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

Ground Floor



First Floor



Second Floor



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