



Royal Avenue, Chorlton, M21

Guide Price: £380,000

Freehold

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Situated on the desirable Royal Avenue in Chorlton Green, this attractive two bedroom mid terrace property is offered to the market with no onward chain. Set along a charming cobbled street with on-street parking, the property combines a wealth of period character with modern features and has recently been repainted throughout.

A small entrance way leads into the spacious living room, which provides a welcoming first impression and features a beautiful open fireplace, adding to the character and warmth of the space. From here, the property continues into a generous kitchen/diner, fitted with a range of base and eye-level units, along with a breakfast bar area which provides an ideal space for dining.

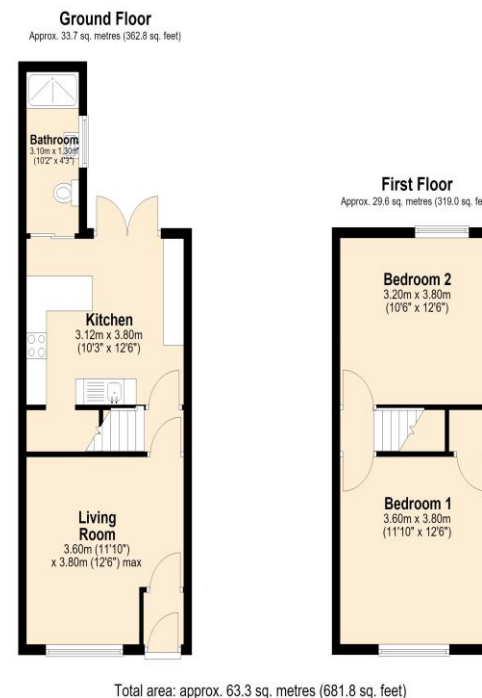
The kitchen/diner benefits from a tiled floor and French doors, allowing plenty of natural light into the room while also providing direct access to the rear courtyard. There is also a useful under stairs storage cupboard, providing practical additional storage. Completing the ground floor is a modern family bathroom.

To the first floor are two exceptionally well proportioned double bedrooms, both offering excellent space for a range of bedroom furniture. Both bedrooms retain their original fireplaces, adding further character and charm to the property.

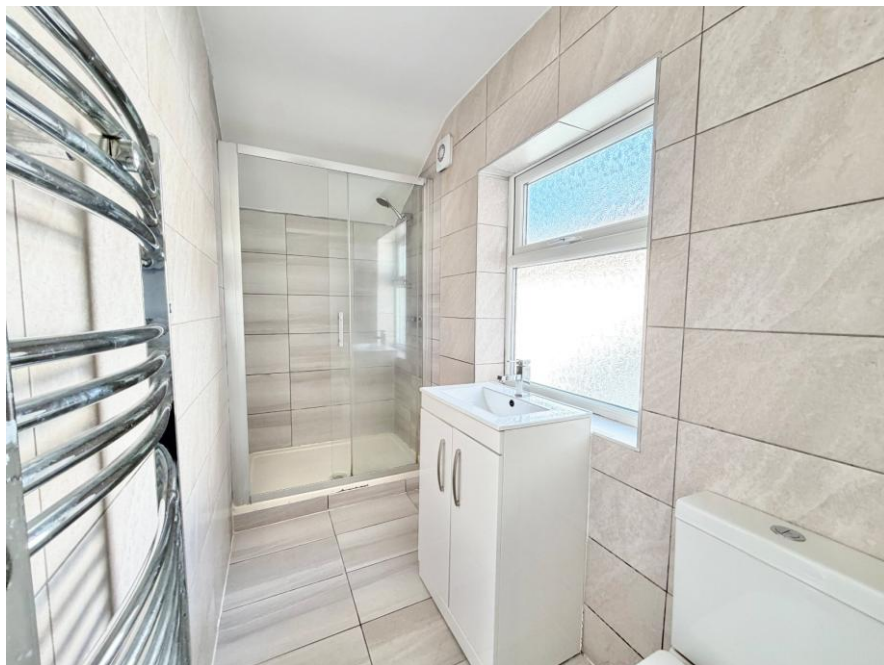
Externally, the property benefits from a low maintenance rear courtyard, providing a pleasant outdoor space and has gated rear access.

The property is ideally positioned for access to both Chorlton Town Centre and the popular Chorlton Green village, with its excellent selection of independent shops, cafés, bars and restaurants. The location is highly sought after, offering a great balance of period character, modern amenities and convenient access to the surrounding areas.

- Freehold
 - EPC Grade E
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Disclaimer

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