

1 Copgrove Road, Chorlton Green, Manchester, M21 9FP



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLEA unique period TWO DOUBLE BEDROOM end-terrace property, with an extended plot of land to the side of the home.

This garden-fronted property is situated in a highly desirable location in the heart of Chorlton Green, just off Beech Road. It is within easy walking distance of local independent bars, restaurants, shops, and the park, and offers fantastic transport links into the city centre and MediaCity.

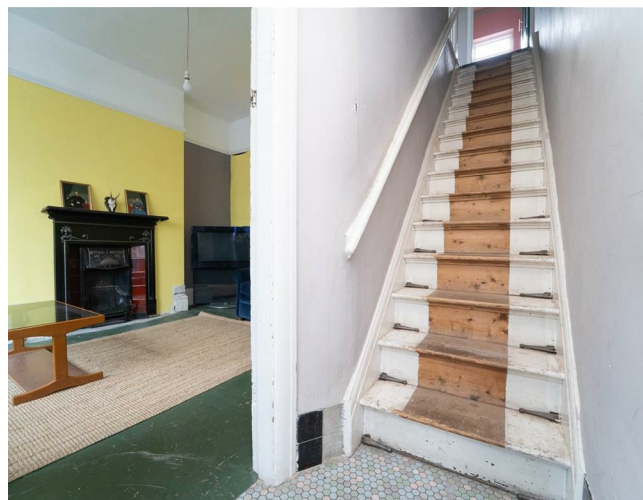
In brief, the accommodation comprises a porch, an entrance hallway, a front-facing lounge, a dining room, and a fully fitted kitchen with doors providing access to both the front and rear of the property. A three-piece shower room and a practical utility room complete the ground floor.

To the first floor, there are two good-sized double bedrooms and a three-piece bathroom suite.

The property further benefits from a generous plot of land to the side, offering excellent potential for extension (subject to the necessary planning permissions) or the creation of a larger garden/outdoor space, and a driveway providing off-road parking, leading to a brick-built garage. Viewing is essential to appreciate the size and location of this opportunity.


OFFERED WITH NO VENDOR CHAIN.

£495,000





EPC Chart

| Energy Efficiency Rating | | Current | Potential |
|---|---|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 68 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 17 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

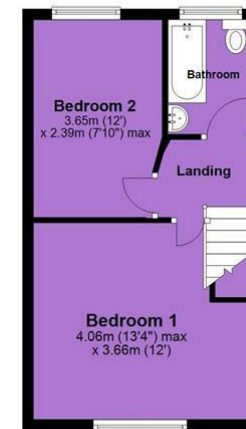


Tenure: Freehold Council Tax Band: B

Ground Floor



First Floor



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