

13 Edward Avenue, Chorlton Green, Manchester, M21 9FH



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £395,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & extended, TWO DOUBLE BEDROOM period mid-terrace home located in the heart of Chorlton Green, just off Ivygreen Road. The property is ideally positioned close to Chorlton Nature Reserve, Brookburn School, and Chorlton C of E Primary School. A short walk also leads to the independent shops, cafés, and bars along Beech Road. The thoughtfully arranged accommodation comprises a lounge featuring an exposed brick fireplace, alongside a modern, fully fitted kitchen with a utility area that opens into a bright dining room with patio doors leading out to the enclosed rear garden, the downstairs benefits from oak flooring throughout. On the first floor, a landing provides access to two double bedrooms and a contemporary three-piece shower room. The property also features gas fired central heating and both a front and a rear enclosed courtyard style gardens. A cul-de-sac location and viewing is essential to appreciate this fantastic home.





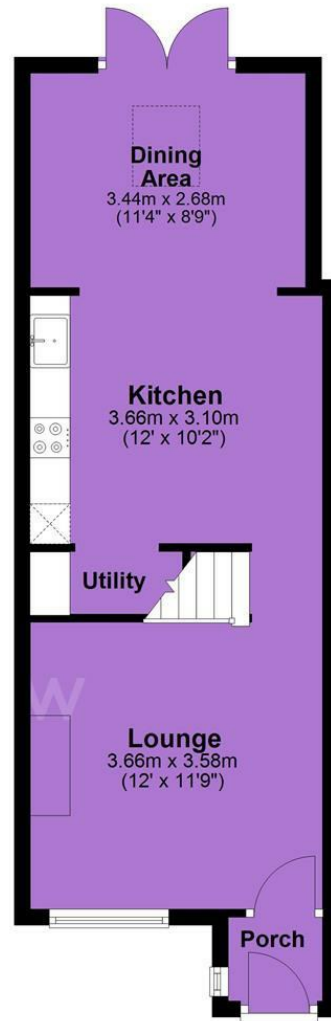
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</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 

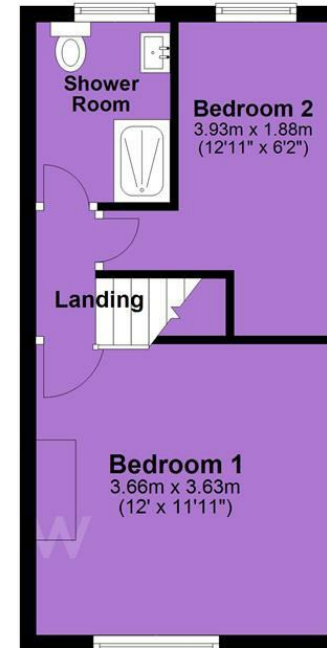


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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