

65 Acres Road, Chorlton Green, Manchester, M21 9EB



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £475,000




****VIDEO TOUR AVAILABLE**** A beautifully presented and spacious TWO DOUBLE BEDROOM period mid-terrace property, ideally situated in the heart of Chorlton Green. Located just moments from the popular Beech Road and within walking distance of Chorlton's vibrant selection of shops, bars and restaurants. Excellent transport links are close by, with the Metrolink at St Werburgh's Road providing direct access to the city centre and MediaCity. In brief, the well-planned accommodation comprises an entrance hallway with access to the cellars, an inviting lounge, a modern open-plan fitted kitchen/diner with glazed porcelain stoneware flooring and access to the enclosed courtyard garden. To the first floor there are two double bedrooms and a contemporary three-piece bathroom. The property retains a wealth of period features with high ceilings, ceiling coving and stripped and varnished floor boards to the hallway and lounge. Further features include gas fired central heating, an enclosed rear courtyard-style garden, practical cellar storage, as well as an impressive kitchen/diner to the rear. Early viewing is highly recommended to appreciate the location and presentation of this home.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **C**

Ground Floor

First Floor

Basement



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