

25 Vicars Road, Chorlton Green, Manchester, M21 9JB



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ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, THREE BEDROOM plus cellar and loft room, period, end terrace property. Internally remodelled and extended by the current owners creating space and modern living throughout, found on the quiet and leafy Vicars Road.

With Chorlton Nature Reserve at the bottom of the road, Brookburn & Chorlton C & E primary schools are all on your doorstep and the cafes and bars for which Chorlton Green is loved by so many, is a five-minute walk away on Beech Road.

In brief the property consist of; an entrance vestibule, an entrance hall, a delightful lounge with bay window to the front aspect, a dining area benefitting from an original feature fireplace and access down into the useful cellar, off the dining room you will find a modern and fully fitted kitchen with views and access out into the rear enclosed garden.

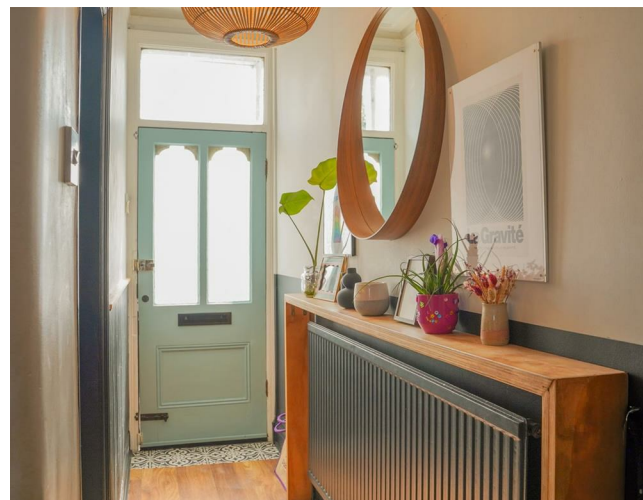
The cellar is currently being used a play room and benefits from built in storage and a three-piece shower room.

To the first floor the landing reveals three good sized bedrooms and a modern three-piece bathroom suite.

Whilst to the second floor there is a useful loft room with ample storage.

The property benefits from gas fired central heating, high ceilings, ceiling coving, original period features, an alarm system and a rear enclosed garden.

£500,000





## EPC Chart

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



Tenure: Freehold Council Tax Band: C



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