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

JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £395,000

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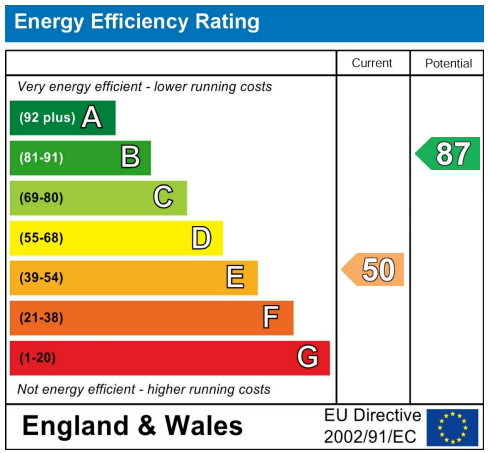
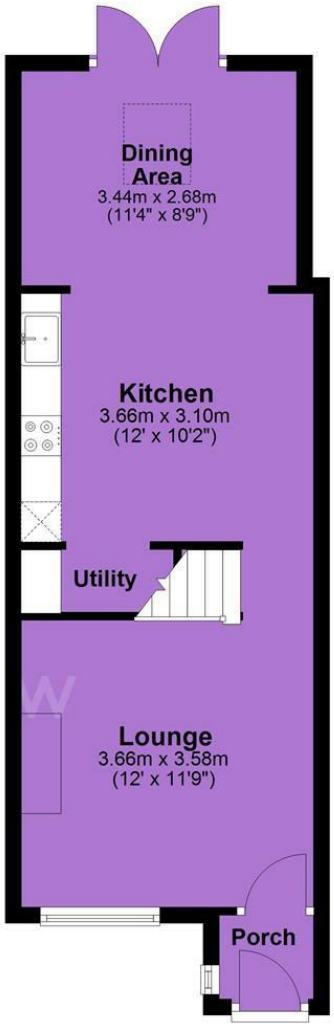
VIDEO TOUR AVAILABLE A beautifully presented & extended, TWO DOUBLE BEDROOM period mid-terrace home located in the heart of Chorlton Green, just off Ivygreen Road. The property is ideally positioned close to Chorlton Nature Reserve, Brookburn School, and Chorlton C of E Primary School. A short walk also 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

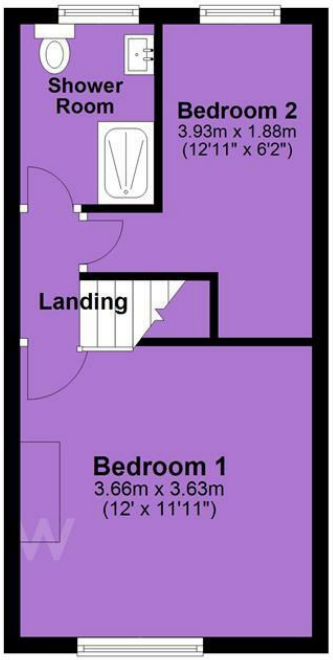


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

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