

13b Edge Lane, Chorlton, Manchester, M21 9JH



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Offers In The Region Of £385,000

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VIDEO TOUR AVAILABLE A delightful and stylishly presented, TWO DOUBLE BEDROOM, mid terrace mews property. Situated on a popular residential road in Chorlton. Within walking distance to the centre of Chorlton with all of its amenities, Beech Road with its array of independent shops, cafes and restaurants. Close to the Metrolink station on Wilbraham Road in Chorlton and Edge Lane in Stretford, and Chorlton meadows with its open green space. In brief the accommodation consists of; an entrance hall, a modern fully fitted kitchen, a good-sized lounge/ diner complete with patio doors giving views and access out in to the rear SOUTH facing garden. To the first floor the landing reveals two good sized double bedrooms and a white three-piece bathroom suite. The property benefits from gas fired central heating, off road parking and a rear enclosed south facing garden.





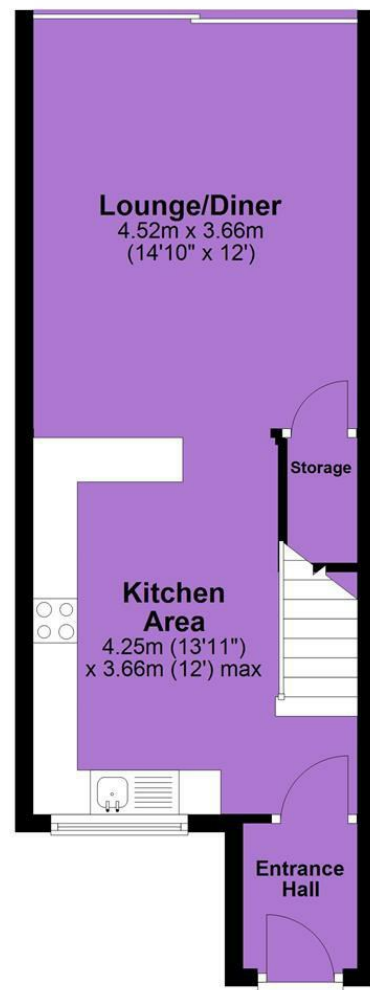
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(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: **B**

Ground Floor



First Floor



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