

51 Provis Road, Chorlton Green, Manchester, M21 9EN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £360,000

2 1 2 C

VIDEO TOUR AVAILABLE An attractive & well-presented, TWO BEDROOM, mid-terrace property. Located on a popular residential road in Chorlton Green, off Beech Road. Within easy walking distance of all of the independent shops/bars/restaurants, Beech Road Park, and the transport links on Barlow Moor Road which give you direct access to the City Centre, Media City, and Manchester International Airport. Chorlton Nature Reserve and excellent primary schools are also nearby. In brief the property consists of; a good-sized lounge to the front aspect complete with exposed brick feature fireplace and stripped and varnished floor boards, a family room with views out into the rear garden, and a fitted kitchen with access out into the rear garden. Stairs leading to the first-floor landing reveal two bedrooms and a white three-piece bathroom suite completing this delightful home. The property benefits from gas fired central heating, picture rails and high ceilings, an alarm system, and a rear enclosed garden. Planning permission has been granted for a single story rear extension. Application number: 142950/FH/2025





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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