

24 Swinfield Avenue, Chorlton Green, Manchester, M21 9FU



JP&Brimelow
ESTATE AGENTS



3 2 2 D

VIDEO TOUR AVAILABLE A beautifully presented THREE BEDROOM, period end terraced property situated on a quiet cul-de-sac location off Ivy Green Road in Chorlton Green.

Within easy walking distance to the Meadows, backs onto allotments, Chorlton Nature Reserve, several fantastic primary schools and the highly popular Beech Road with all its independent shops, cafes, restaurants, bars and local amenities.

In brief the well-planned accommodation consists of a porch, a family room to the front aspect, a useful utility room/ W.C, an impressive and spacious open plan lounge/fitted kitchen with access into the rear enclosed courtyard style garden.

To the first floor there is a landing leading to two double bedrooms and a three-piece white family bathroom.

Whilst stairs lead to the second floor where a further double bedroom with a three-piece en-suite shower room completes this fantastic home.

This property boasts a range of features, including being warmed by gas-fired central heating, and a private rear courtyard-style garden.


It would be ideally suited to a first-time buyer or professional couple. Viewing is highly recommended to fully appreciate both the charm of the home and its excellent location.

£475,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(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: Leasehold Council Tax Band: B



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



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

