



Jordan fishwick

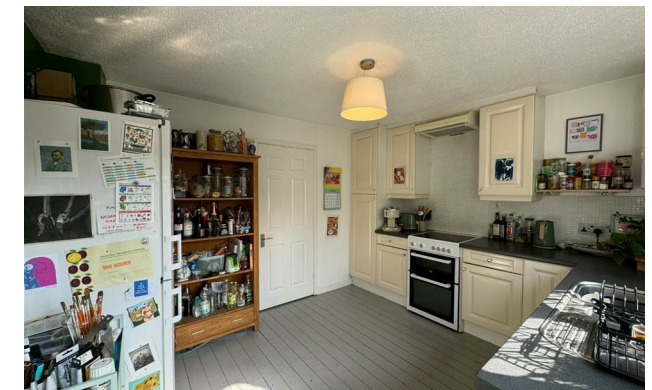
2e Crossland Road, Chorlton Green, M21 9DG

Guide Price £340,000



2e Crossland Road, Chorlton Green, Manchester, M21 9DG

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The Property

*****NO CHAIN***** A delightful **TWO DOUBLE BEDROOM MID TERRACE MEWS** located on a highly regarded road in Chorlton Green only a stone's throw from the vibrant scene of Beech Road and Chorlton Ees. This superb property boasts both a **SOUTH FACING REAR GARDEN** as well as **OFF ROAD PARKING** and provides spacious and light accommodation throughout, ideal for a young couple or family. Ideally placed for all local amenities, the property is within walking distance of Beech Road, Chorlton Village and the Metro and further benefits from being within the catchment area for Brookburn Primary School. The accommodation briefly comprises: porch, 13ft lounge with stripped wooden flooring, dining/kitchen. To the first floor are two good sized bedrooms and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, a fenced and enclosed rear garden enjoys a sunny Southerly aspect and features a stone flagged patio, lawn and beds with brick boundaries. An internal viewing is highly recommended. Sold with no onward chain.

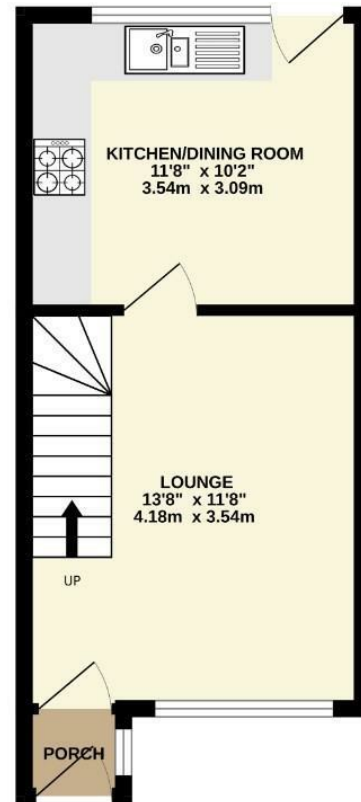
- NO CHAIN
- Two double bedroom mid terrace modern mews
- Sought after Chorlton Green location
- South facing rear garden
- Off road parking
- Stone's throw from Beech Road and Chorlton Ees
- Walking distance to Chorlton Village and the Metro
- Catchment area for Brookburn Primary School
- Ideal for young couple or family
- Double glazing and gas central heating throughout



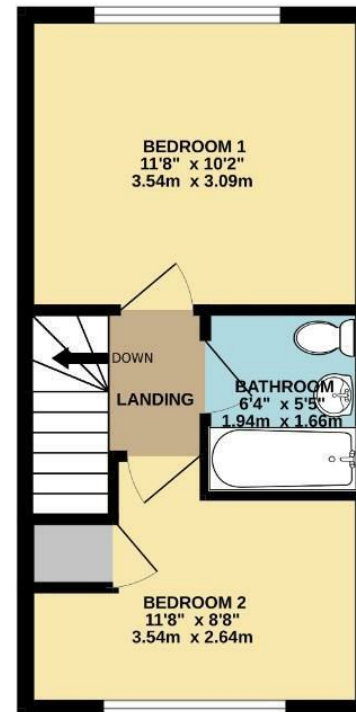
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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