

12 Eleanor Road, Chorlton Green, M21 9FZ



Price: £360,000

****VIDEO TOUR AVAILABLE**** A beautifully presented & spacious, TWO DOUBLE BEDROOMED, garden fronted, period, mid terrace property with a relaxing feel throughout. Positioned on a highly popular tree lined residential road off Kingshill Road in the heart of Chorlton Green. Within walking distance to good local primary schools, close to Beech Road with its cafe society and nearby to the Chorlton meadows and the Ees for walks, runs and cycling along the River Mersey. In brief the well-planned accommodation comprises; entrance hallway, lounge with bay window, inner hallway, dining room with useful under stairs storage and a fitted kitchen/breakfast room to the ground floor with access out into the enclosed lawned courtyard style garden. To the first floor there is a landing leading to two double bedrooms and a fitted three-piece white bathroom suite. The property benefits; a Worcester boiler providing gas fired central heating, period features throughout, partial double glazed, an alarm and a beautiful enclosed rear styled garden. Would suit a professional, couple or a young family due to the location.



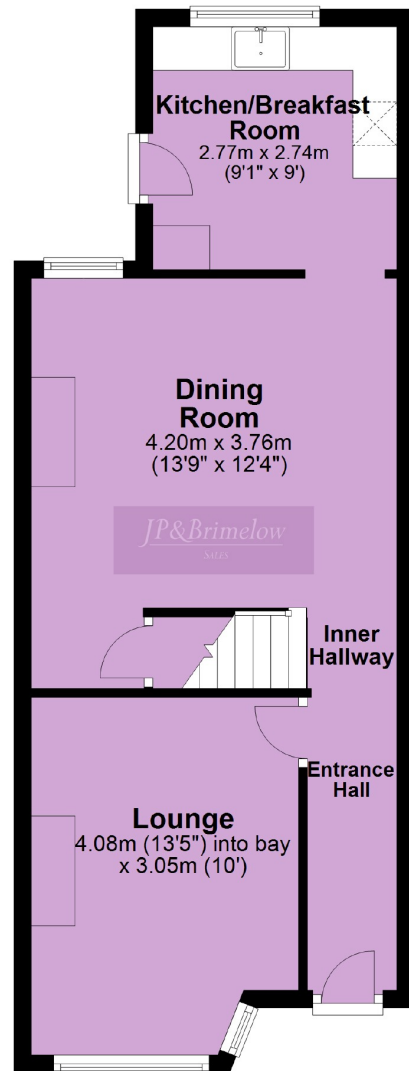


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		<div>64</div>	<div>83</div>
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

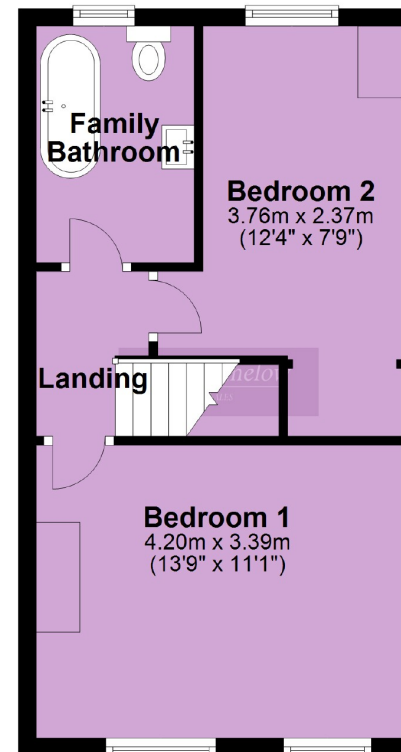


Leasehold With an original lease of 999 years and 912 years remaining. The annual buildings insurance premium is £240. Annual ground rent of £3.25. (Information as per current vendor) October 2020. Council Tax Band: B

Ground Floor



First Floor



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