



19 Brookleigh Road, Withington, Manchester, M20 4NZ

JohnMellor



We are pleased to be able to offer for sale this most attractive semi detached property which is built to a traditional bay window design and affords a rear extension ensuring the property now boasts **THREE DOUBLE BEDROOMS**. The bright and airy rooms include a hall with a wc off, two reception rooms and a dining kitchen.



Stairs from the hall lead to the first floor where the three double bedrooms, a shower room and an additional shower area will be found. Gas central heating and upvc double glazing are installed. Special note should also be made of the large rear garden which has an extensive lawned area and is east facing. The property is freehold and council tax band C. NO CHAIN INVOLVED!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
105 sq m / 1133 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft

First Floor
Approx 53 sq m / 572 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273