

12 Birchfields Road, Longsight, Manchester, M13 0XR

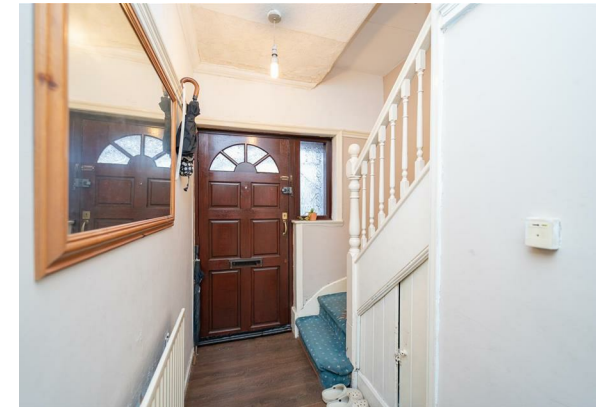


JP&Brimelow
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Offers In The Region Of £385,000




VIDEO TOUR AVAILABLE A beautifully presented THREE BEDROOM semi-detached property situated in the heart of Longsight located off Dickenson Road. This bay fronted home is close to fantastic transport links creating easy access to Manchester city centre and Manchester airport. This well-planned property consists of; an entrance hallway with a downstairs W.C, a lounge to the front aspect complete with a bay window, an impressive open dining room with access to the rear enclosed garden, leading through to an open family room and a fitted kitchen to the ground floor. Whilst the first floor reveals a landing leading to three bedrooms and a three-piece shower room. The property also features gas fired central heating, underfloor heating to the ground floor, both front and rear enclosed lawned gardens. Just a ten-minute walk to an array of restaurants and eatery's on Wilmslow Road. Opposite to Birchfields Park, a stroll to Manchester Grammar School and a twelve minute walk to Longsight market.





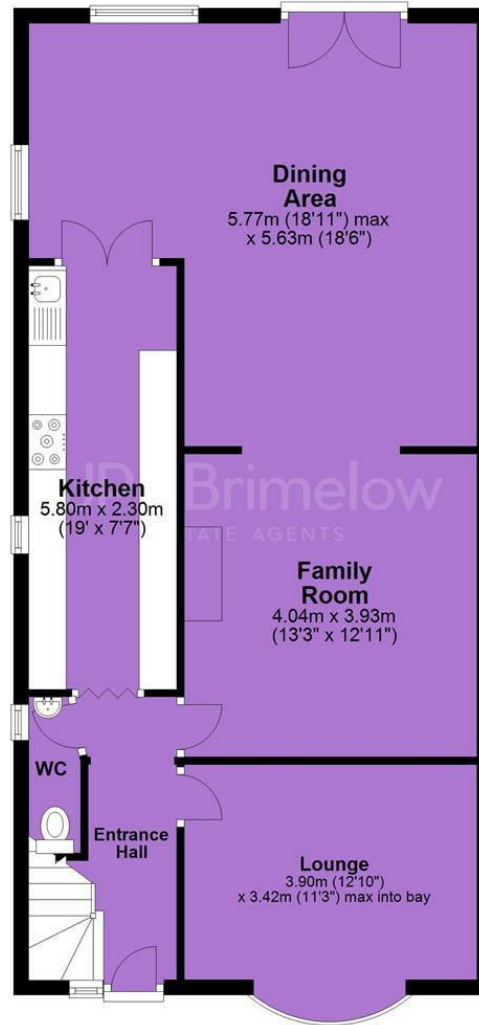
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(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 	

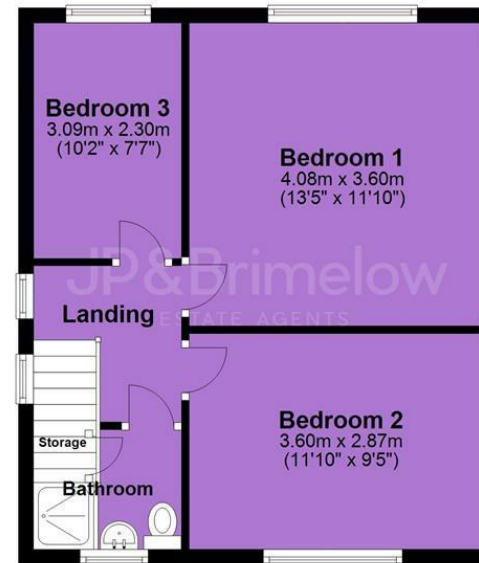


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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



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