

35 Mauldeth Road, Withington, Manchester, M20 4NF



JP&Brimelow
ESTATE AGENTS



 4  2  2  D

VIDEO TOUR AVAILABLE An attractive & spacious, FOUR BEDROOM, period, bay fronted semi-detached property positioned in a superb residential location off Wilmslow Road in Withington.

A short stroll from the independent shops, bars, restaurants and cafes on Wilmslow Road. Ladybarn Park is off Parris wood Road with Ladybarn train station and fantastic bus routes nearby giving you direct access into the city centre, Media City and Didsbury village.

The well-planned accommodation is presented over two floors and comprises of; vestibule, an entrance/reception hallway, a dining room to the front aspect with a bay window, a lounge to the rear, downstairs W.C, a fitted kitchen/breakfast room and a rear porch/cloakroom to the ground floor with access out into the rear garden.

To the first floor, a landing leads to four spacious bedrooms and a white three-piece family bathroom.

This property benefits from high ceilings and original features and is warmed by a Worcester boiler providing gas central heating. Off road parking by means of a driveway to the front, a shared driveway to the side with the neighbouring property, providing access to a useful garage. To the rear there is an attractive enclosed garden laid to lawn with flower beds and a patio area.


OFFERED WITH NO VENDOR CHAIN.

£485,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		61	
(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: Freehold Council Tax Band: E



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.

jpandbrimelowstateagents

@jpandbrimelow

