

10a Polruan Road, Chorlton, Manchester, M21 9NR



**JP&Brimelow**  
ESTATE AGENTS





4 2 2 A

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An immaculately presented & brand new FOUR BEDROOM DETACHED property, positioned on a popular residential road off Kensington Road. Within walking distance to Chorlton centre with all its local amenities, independent shops, bars and restaurants.

In brief the accommodation consists of an entrance hallway, a lounge with floor to ceiling windows to the front aspect, a downstairs W.C and an extensive kitchen/dining room to the rear of the property opening out to the rear enclosed garden, completing the ground floor.

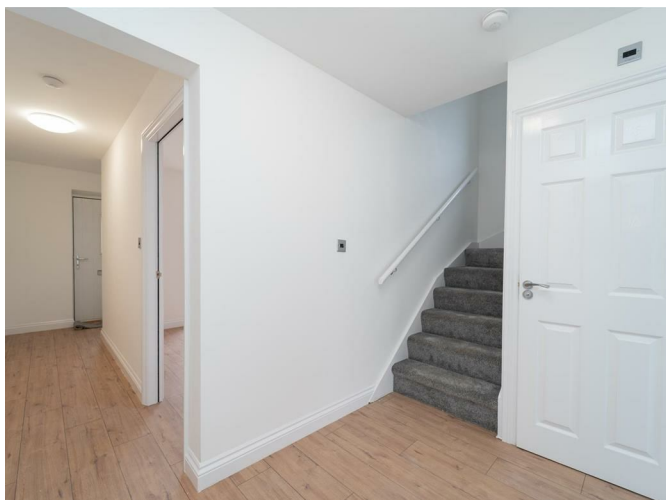
Whilst the first floor reveals three good sized bedrooms and a modern three-piece shower room. Stairs lead to the second floor, where you will find a sizable fourth bedroom with ample storage space and a three-piece bathroom.

Additionally the property is warmed by gas fired central heating and has a rear enclosed lawned garden as well as a driveway, providing ample off road parking for multiple vehicles to the front aspect.

Good primary schools positioned around Oswald Road and the Metrolink stations nearby in both Firswood on Ryebank Road or Wilbraham Road in Chorlton, giving you direct access into Manchester city centre and to Manchester airport.

OFFERED WITH NO VENDOR CHAIN.


£550,000







## EPC Chart

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



Tenure: Freehold Council Tax Band: C



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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