

4 Bryan Road, Chorlton, Manchester, M21 0RH



**JP & Brimelow**  
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4 2 2 C

**\*\*VIDEO TOUR AVAILABLE\*\*** A deceptively spacious **FOUR BEDROOM**, bay fronted semi-detached property in a highly popular residential area here in Chorlton, off Buckingham Road.

Chorlton village provides a lively and vibrant atmosphere and includes street cafes, bars and restaurants. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn supermarket.

The well-designed accommodation consists of a porch, an entrance hall, a dining room with a bay window to the front aspect, a lounge with views and access out into the rear enclosed lawned garden and an extended fitted kitchen/breakfast room completing the ground floor.

Whilst to the first floor you will find a landing leading to a sizable main bedroom with its three-piece en-suite shower room and useful built-in storage. Three further bedrooms and another three-piece bathroom finishing the second floor.

The house is warmed by gas fired central heating, has off road parking for a number of cars with a driveway to the front aspect and a good-sized rear lawned garden with a detached garage.


Within a ten-minute walk to the Metrolink station on Wilbraham Road, this will provide easy access to a range of amenities including direct link to Media City and all the excitement of city life.

£520,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(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

### 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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