

77 Darley Avenue, Chorlton, Manchester, M21 7GP

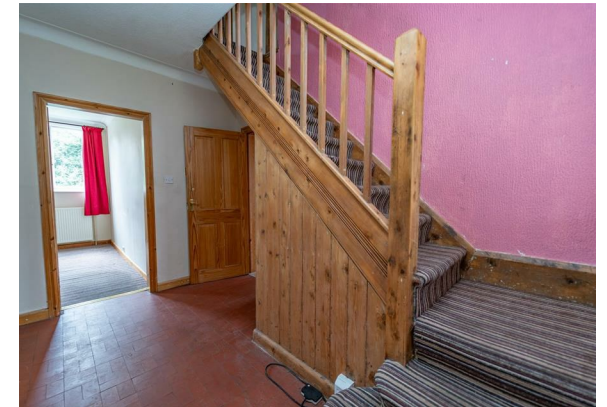


JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000


 3  1  2  D

****VIDEO TOUR AVAILABLE**** An attractive bay fronted THREE BEDROOM semi-detached property, located in a highly popular tree lined residential are, off Maitland Avenue in Chorlton. IN NEED OF FULL UPDATING THROUGHOUT. Within walking distance of Chorlton Water Park, Chorlton Golf Club, Barlow Hall & Chorlton Park Primary Schools nearby and good transport links on Barlow Moor Road. Close by to the Metrolink and Princess Parkway for access into the City Centre, motorway networks and Manchester International airport. In brief the accommodation comprises; a porch, entrance hall, a lounge to the front aspect, a dining room to the rear with views into the rear lawned garden, a fitted kitchen with access to the side and a downstairs W.C to the ground floor. To the first floor the landing leading to three bedrooms and a three-piece bathroom. The property benefits from a driveway providing off road parking, double gates to the side leading to a South facing enclosed lawned garden and warmed by gas fired central heating. OFFERED WITH NO VENDOR CHAIN. A fantastic home set in a popular location in Chorlton to put your own mark on.



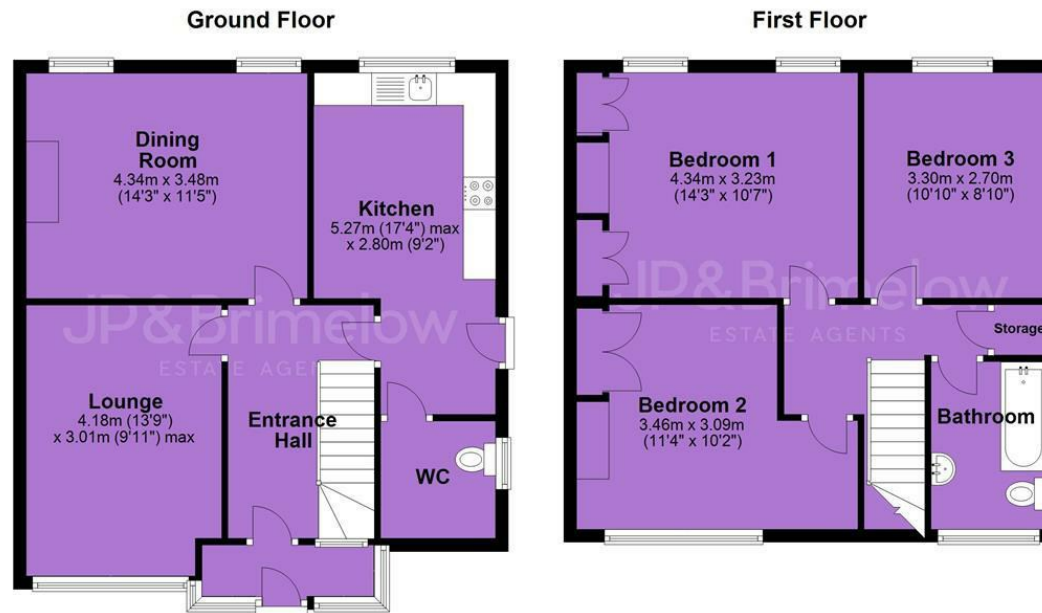


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	59		
(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: **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



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