

16 Daresbury Road, Chorlton, Manchester, M21 9WA



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £485,000


 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive THREE BEDROOM, bay fronted traditional semi-detached property situated off Ryebank Road on a highly popular, residential road in Chorlton. Within walking distance to the centre of Chorlton, with all its independent shops, bars, excellent schools and Chorlton Ees. Longford Park, with its café, health club, animal sanctuary and bowling green is on your doorstep. The well-planned accommodation comprises; an entrance hall, downstairs W.C, a lounge with box bay window to the front aspect, a family room with bay window with views out into the rear garden and a fitted kitchen to the ground floor with access out into the garden. To the first floor there is a landing leading to three well-proportioned bedrooms and a three-piece bathroom. Features throughout this property include gas fired central heating, high ceilings and an alarm system. A short walk to the Metrolink at either Stretford or Wilbraham Road in Chorlton means excellent transport links to Media City, and Manchester city life. OFFERED WITH NO VENDOR CHAIN.





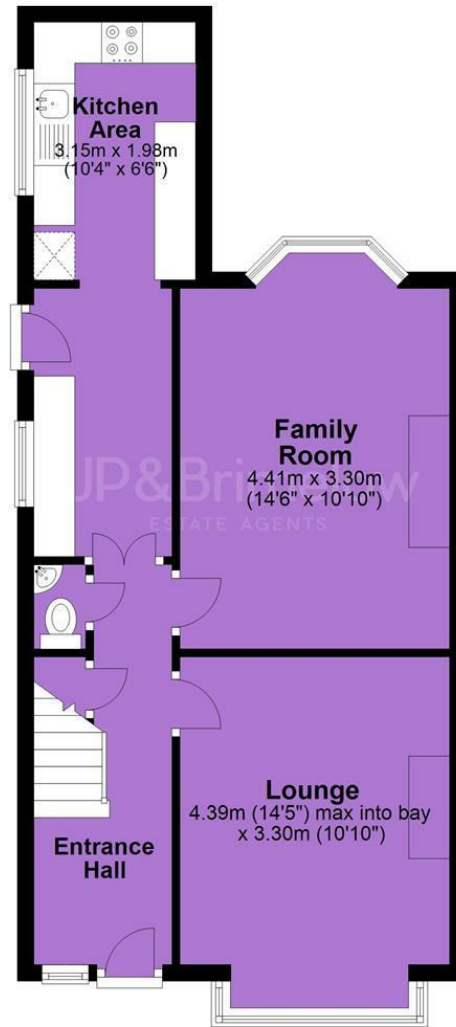
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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 	

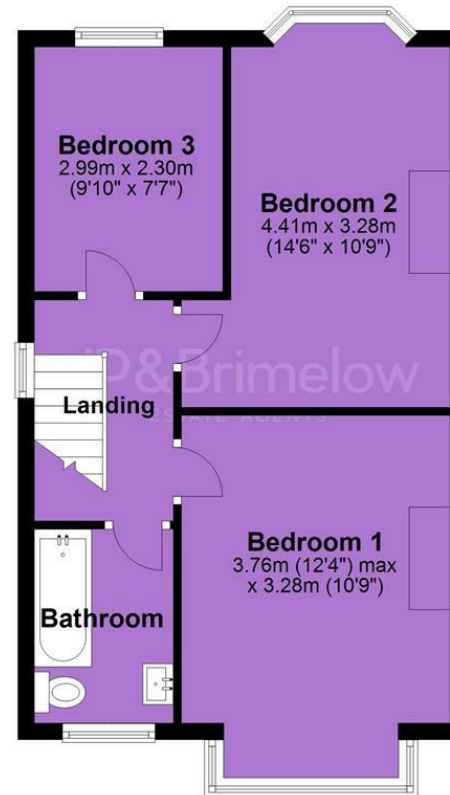


Tenure: **Freehold** Council Tax Band: **C**

## 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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