

16 Daresbury Road, Chorlton, Manchester, M21 9WA

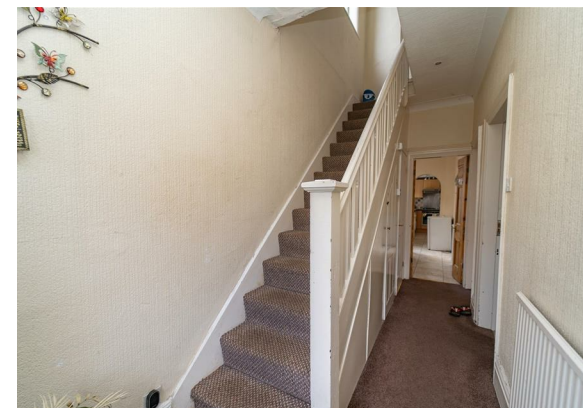


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £465,000

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.





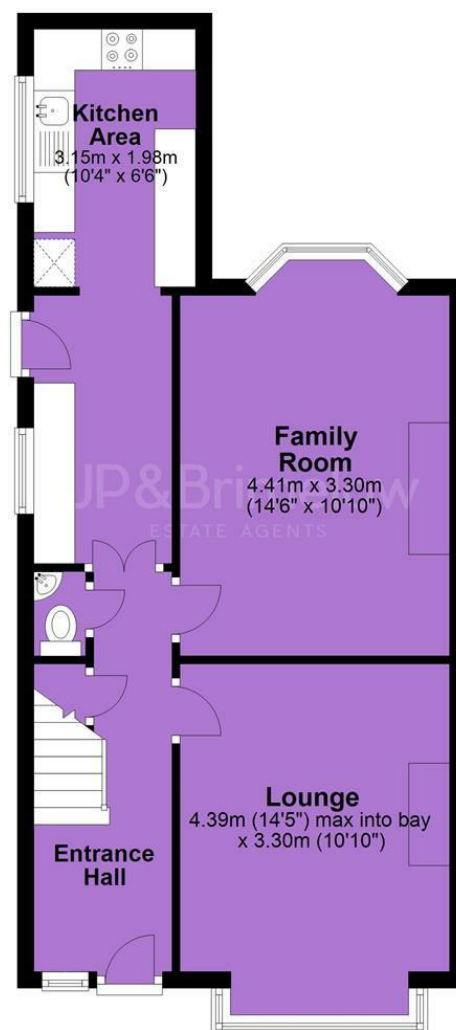
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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 	

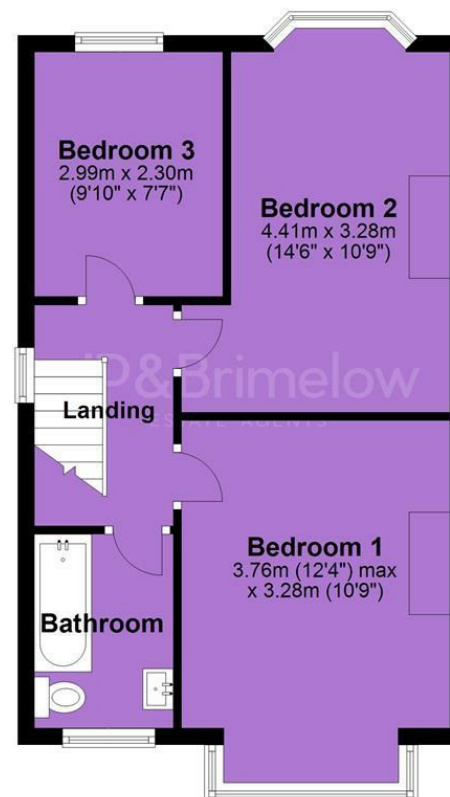


Tenure: **Freehold** Council Tax Band: **C**

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



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.

jpandbrimelowestateagents

@jpandbrimelow