

22 Burrows Avenue, Chorlton, Manchester, M21 7LD



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £285,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept THREE BEDROOM, semi-detached property positioned on a highly popular residential avenue off Hardy Lane here in Chorlton, with Chorlton Water Park, Chorlton Park, and Chorlton Golf Club all on your doorstep. The property is centrally located for transport links into either the City Centre, Media City, and Manchester International Airport by either the Metrolink or bus route on Barlow Moor Road. The location is fantastic for both West Didsbury and Chorlton amenities and local primary schools, parks, and the motorway network. The well-planned accommodation comprises; A porch, entrance hall, good sized lounge/diner to the rear aspect with views into the large rear garden, kitchen with useful pantry, a separate storage cupboard, downstairs W.C and access out into the rear enclosed garden. To the first floor there is a landing leading to three good sized bedrooms, and a three-piece family bathroom. The property benefits from gas fired central heating, front and rear enclosed gardens and a driveway providing off road parking. OFFERED WITH NO VENDOR CHAIN.





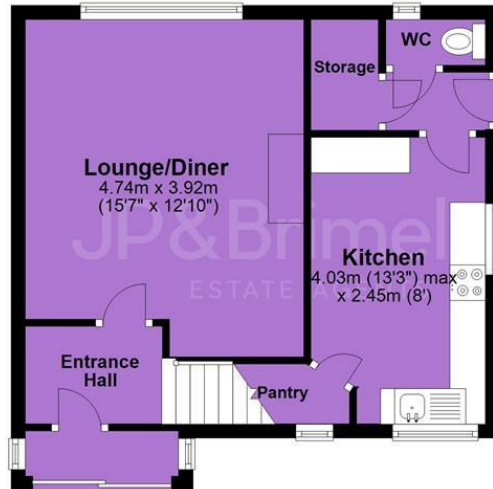
### EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**

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.

 [jpandbrimelowstateagents](https://www.instagram.com/jpandbrimelowstateagents)

 [@jpandbrimelow](https://www.twitter.com/jpandbrimelow)