

4 Hartswood Road, Withington, Manchester, M20 4RL



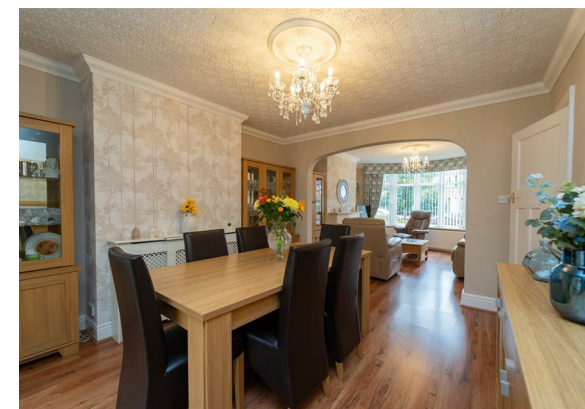
**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £385,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* Introducing a delightful THREE BEDROOM semi-detached property. Situated in the heart of vibrant Withington. The well-planned accommodation consists of a welcoming hallway leading to a lounge with a bay window to the front aspect, a fully fitted kitchen and a dining room leading through to a conservatory, which gives you access out into the good-sized lawned garden. Whilst to the first floor you will find two generously sized double bedrooms, both boasting plenty of storage. A family bathroom and a further single bedroom complete this floor. One of the standout features of this property is the large rear enclosed garden, providing a perfect outdoor space. Additionally, this home benefits from a long side driveway offering plenty of off-road parking for multiple vehicles. Located in Withington, this property is within easy reach of local amenities, including shops, cafes, and excellent schools. The area is well-served by public transport, providing a quick and easy commute in to Manchester.







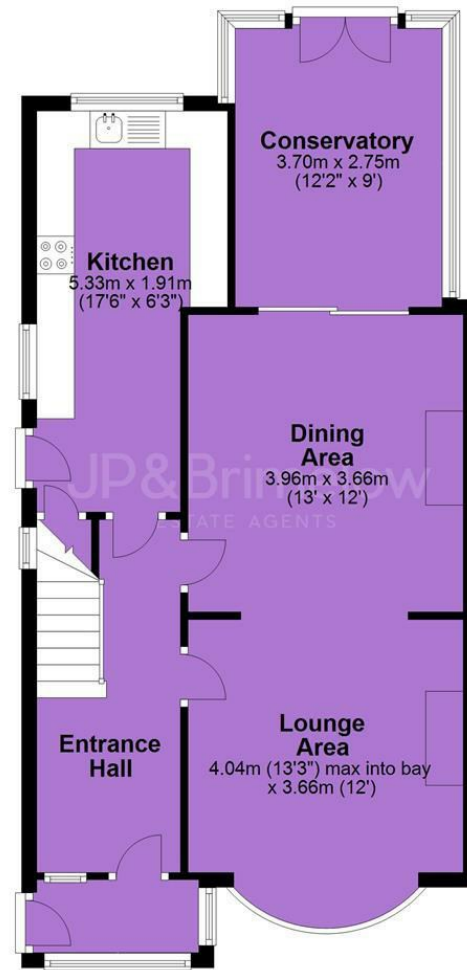
## EPC Chart

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

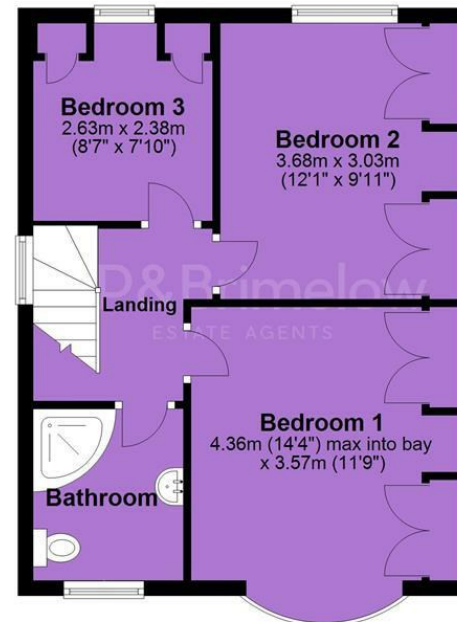


Tenure: **Freehold** Council Tax Band: **C**

## 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.

jpandbrimelowstateagents

@jpandbrimelow