

2 Penruddock Walk, Longsight, Manchester, M13 0NL

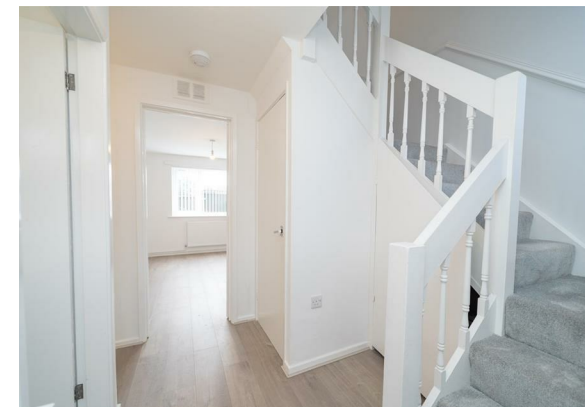


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £230,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented THREE BEDROOM end of terraced property. Situated in the heart of Longsight located off Stockport Road. This fully refurbished home is close to fantastic transport links creating easy access to Manchester city centre, Manchester University and Manchester airport. The well-planned property consists of; an entrance hall with a downstairs W.C, a lounge to the rear aspect with views into the rear enclosed paved garden, a modern fitted kitchen/dining room with access to the rear enclosed garden completes the ground floor. Whilst the first floor reveals a landing with useful storage cupboards, three bedrooms and a white three-piece family room. The property also features gas fired central heating with a Valliant combi boiler, both front and rear enclosed paved gardens with secure off-road parking. Just a short walk to Longsight Market, St John's C of E Primary School, nearby to Birchfield's Park and a selection of super markets are also close by.





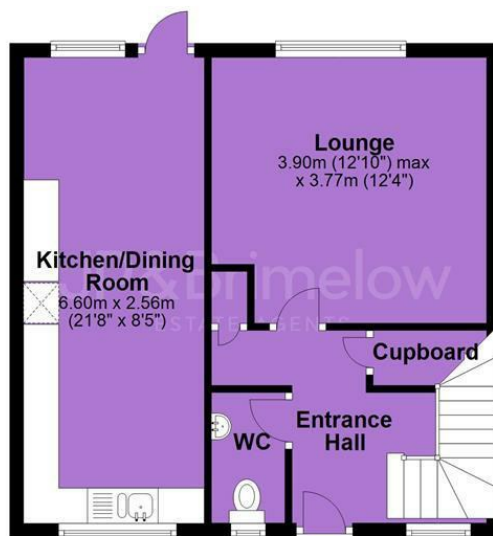
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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: **A**

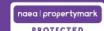
Ground Floor



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)