

4 Naburn Street, Victoria Park, Manchester, M13 0FL



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000




VIDEO TOUR AVAILABLE A Three-bedroom, period, mid terrace property. Located in Victoria Park, close by to Manchester University and Manchester Royal Infirmary, local amenities on Oxford Road, with fantastic transport links close by giving direct access into Manchester city centre and both Swint grove park and Whitworth Park just a short drive away. The property in brief comprises of an entrance hall, dining room to the front aspect, white three-piece bathroom, good sized lounge area leading through to the fitted kitchen which allows access out into the rear enclosed outdoor space. Whilst to the first floor the stairs reveal three good sized bedrooms and a study room. The property benefits from gas fired central heating and being located in an ideal location.





EPC Chart

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

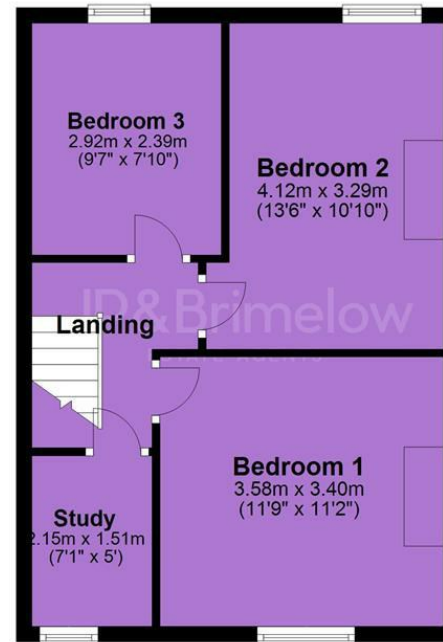


Tenure: **Freehold** Council Tax Band: **A**

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

@jpandbrimelow