

14 Pinetop Close, Chorlton, Manchester, M21 7RN



**JP&Brimelow**  
ESTATE AGENTS



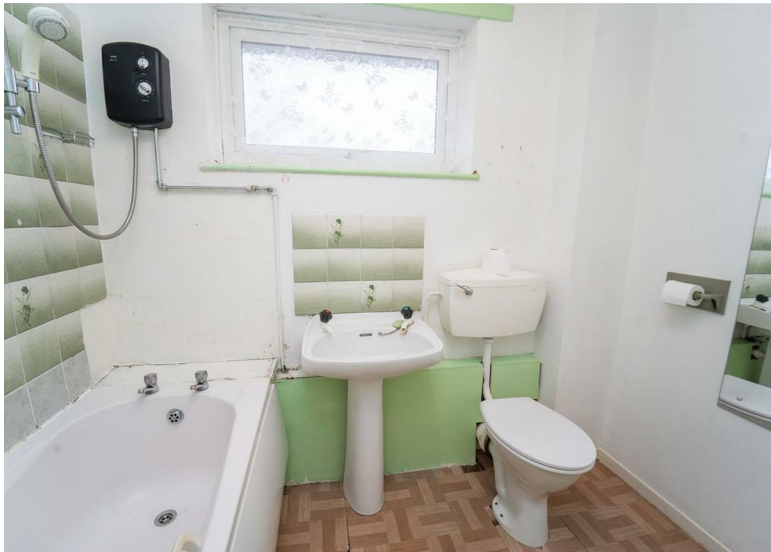
# Offers In The Region Of £300,000

 4  1  2  C


\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-presented, FOUR BEDROOM, semi-detached home, located just off Nell Lane in Chorlton. Conveniently within walking distance of the Metrolink Station on Mauldeth Road West, providing direct links to Manchester International Airport and the city centre. Close to both primary and secondary schools, with Chorlton Park just a short stroll away. In brief the thoughtfully designed accommodation includes an entrance hall with a convenient storage cupboard and a W.C., a fitted kitchen, a spacious lounge that flows into the dining room, offering access to the enclosed rear garden. To the first floor the landing reveals useful storage cupboards, four bedrooms and a white three piece bathroom completing this delightful home. The property benefits from gas fire central heating and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.







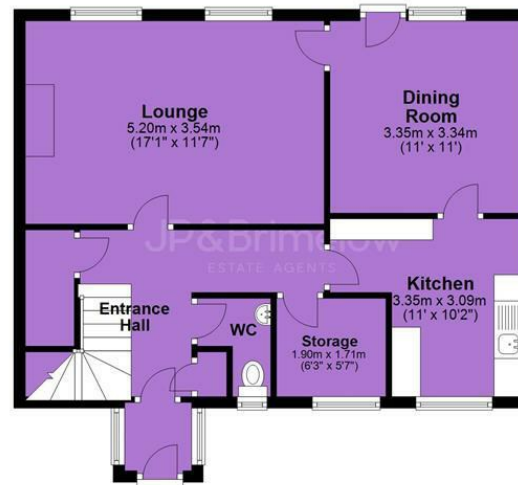
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>76</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	

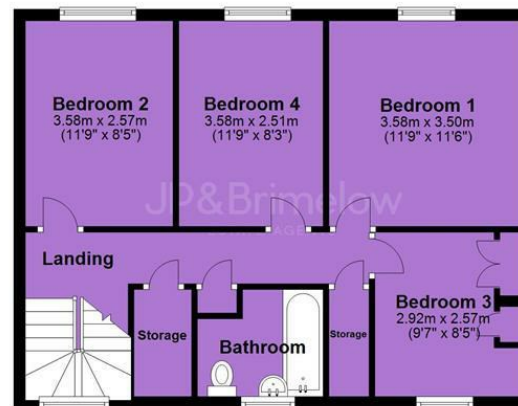


Tenure: **Freehold** Council Tax Band: **B**

### Ground Floor



### First Floor



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