

70 Nicolas Road, Chorlton, Manchester, M21 9LR



**JP&Brimelow**  
ESTATE AGENTS





 3  1  2  C

**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** An attractive & spacious, **THREE DOUBLE BEDROOM**, bay fronted semi-detached property. This fabulous accommodation is set over two floors and has recently been renovated by its current owners.

Positioned on this highly popular tree lined residential road off Oswald Road. Just a short stroll away from Longford Park, several primary schools, all local amenities on Manchester Road, independent shops, deli's and bars on Wilbraham Road and the Metrolink station in the centre of Chorlton.

Beech Road is close by with its array of independent shops, cafes, bars and award-winning restaurants, Chorlton town centre is just a ten minute-walk and nearby to the woodlands and meadows of Chorlton Ees Nature Reserve.

The well-planned accommodation comprises; an entrance hallway with a useful storage cupboard and a downstairs W.C, a lounge to the front aspect with a bay window, a good-sized modern fitted kitchen/breakfast room with access out into the rear enclosed garden. A dining room sits to the rear aspect with a bay window allowing views out into the rear enclosed garden.

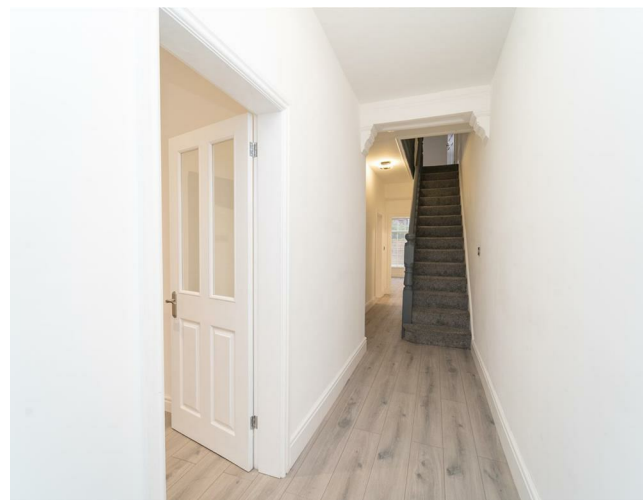
Whilst to the first floor there is a landing leading to three double bedrooms and a modern white four-piece family bathroom.

The property benefits from a recent renovation, warmed by gas fired central heating and a rear enclosed garden with wooden batten fencing with the neighbouring properties.

OFFERED WITH NO VENDOR CHAIN.


**£550,000**







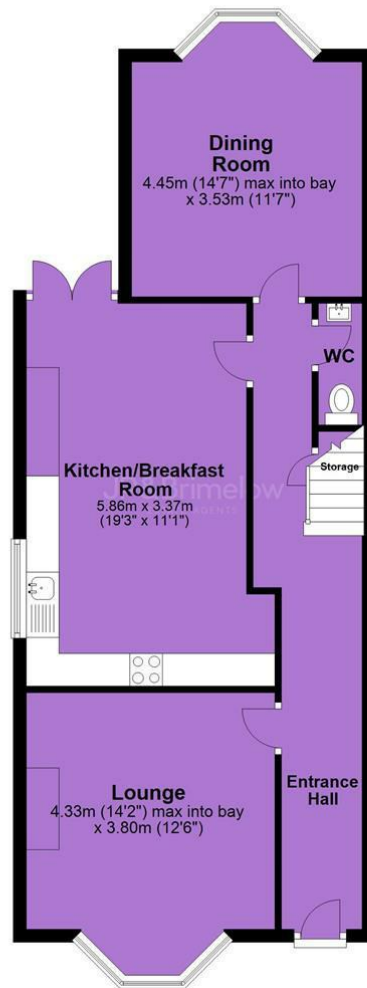
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<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



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