

23 Weller Avenue, Chorlton, Manchester, M21 7SG



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £375,000

 3  1  1  C

VIDEO TOUR AVAILABLE A well-proportioned and immaculately presented, THREE BEDROOM, end terrace property. It is ideally located for fantastic transport links, with the Metrolink on Mauldeth Road West just a 5-minute walk away, giving you direct access to Manchester City Centre and Manchester airport. There are both Primary and Secondary Schools on your doorstep and Chorlton Park nearby. In brief this fabulous home consists of; An entrance hall, a large lounge with a useful storage cupboard and views out over the front garden, a modern fully fitted kitchen/dining room which has access and views into the rear SOUTH WEST facing garden. To the first floor the landing reveals three good sized bedrooms and a white four-piece bathroom suite. The property benefits from gas fired central heating, a driveway providing off road parking for multiple vehicles and a large rear garden.





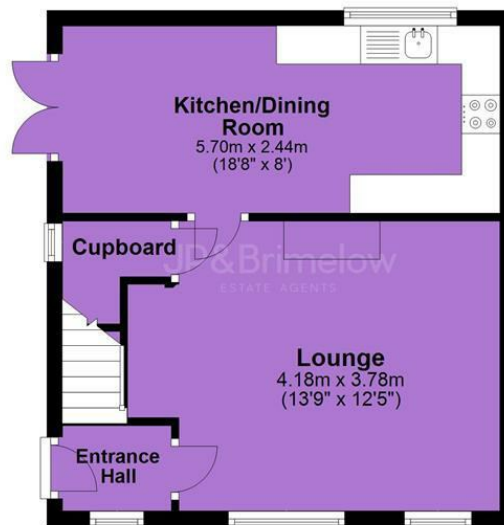
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

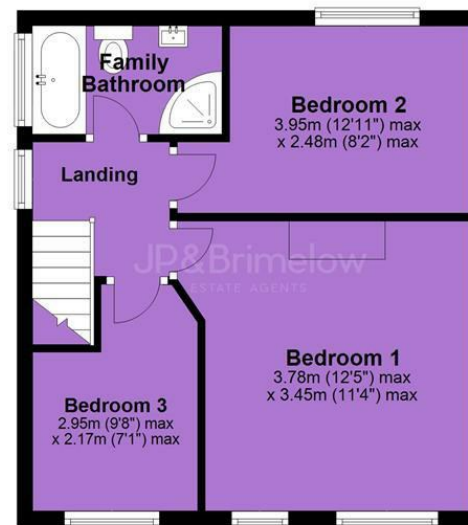


Tenure: **Freehold** Council Tax Band: **A**

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.

jpandbrimelowestateagents

@jpandbrimelow