

12 Daresbury Road, Chorlton, Manchester, M21 9WA



**JP&Brimelow**  
ESTATE AGENTS





3 1 1 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious THREE BEDROOM, bay-fronted traditional semi-detached home located off Ryebank Road on a sought-after residential Road, in Chorlton.

Just a short walk to Chorlton's vibrant centre, offering independent shops, bars, excellent schools, and access to Chorlton Ees. Longford Park, featuring a café, health club, animal sanctuary, and bowling green, is right on your doorstep.

The thoughtfully planned accommodation consists of an entrance hallway, a lounge with a bay window to the front aspect, an open plan kitchen/diner with a bay window with views and access out into the rear south facing garden and a utility area, completing the ground floor.

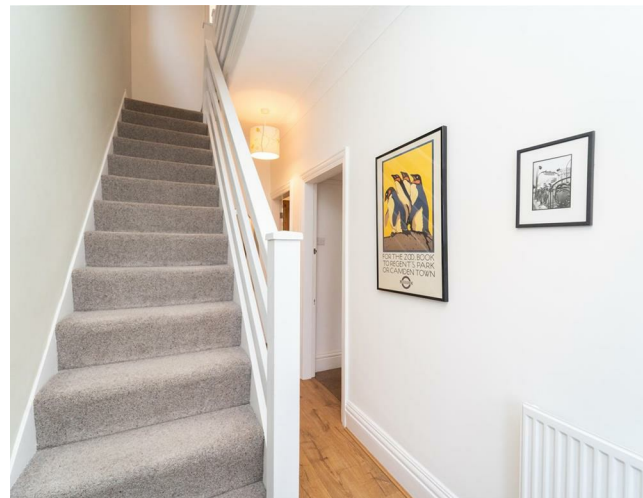
Whilst to the first floor there is a landing leading to three well-proportioned bedrooms and a three-piece bathroom.

Features throughout this property include a Modern boiler providing gas fired central heating, original stunning period features such as high ceilings, picture railings and ceiling coving and both front and rear enclosed gardens and a convenient boarded loft with a drop-down ladder.

A short walk to the Metrolink at either Stretford or Wilbraham Road in Chorlton means excellent transport links to Media City, and Manchester city life.

£500,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

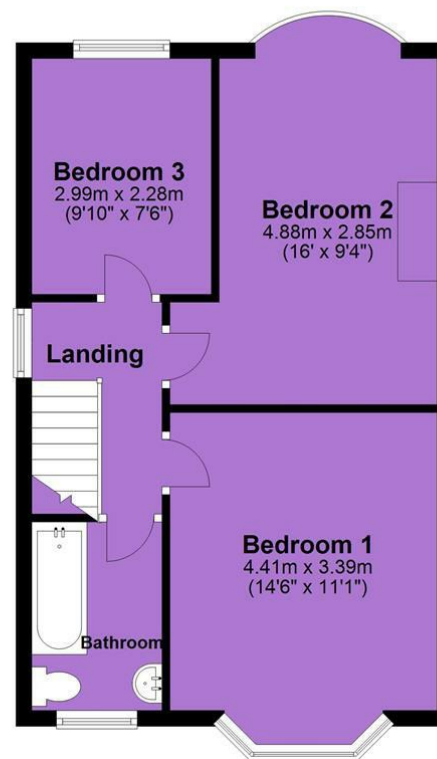


Tenure: Freehold Council Tax Band: C

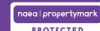
## Ground Floor



## 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



**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



