

9 Longport Avenue, Withington, Manchester, M20 1EN

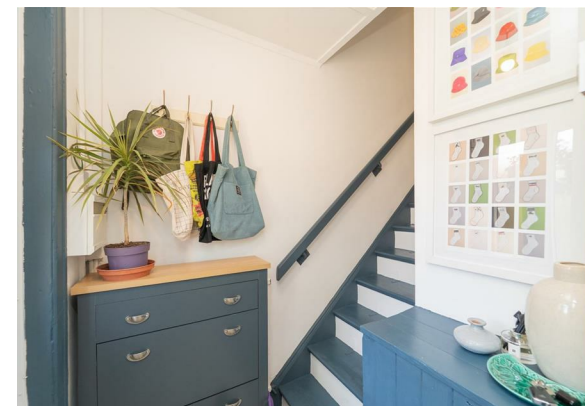


JP&Brimelow
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Offers In The Region Of £270,000


3 1 2

VIDEO TOUR AVAILABLE A deceptive and spacious THREE BEDROOM Terraced property, situated in this sought-after location here in Withington. Located within walking distance to all the stylish shops, restaurants and independent bars on Burton Road as well as Withington centre. Excellent transport links to both Manchester City and Manchester International airport. In brief the accommodation consists of an entrance hall, a spacious lounge, a fitted kitchen/dining room with access into the rear lawned garden, completing the ground floor. To the first floor there are two double bedrooms, a three-piece family bathroom and a further third bedroom. The property is warmed by gas fired central heating, has a driveway providing off-road parking and a rear lawned garden. Internal viewing highly recommended to appreciate the location and space available.





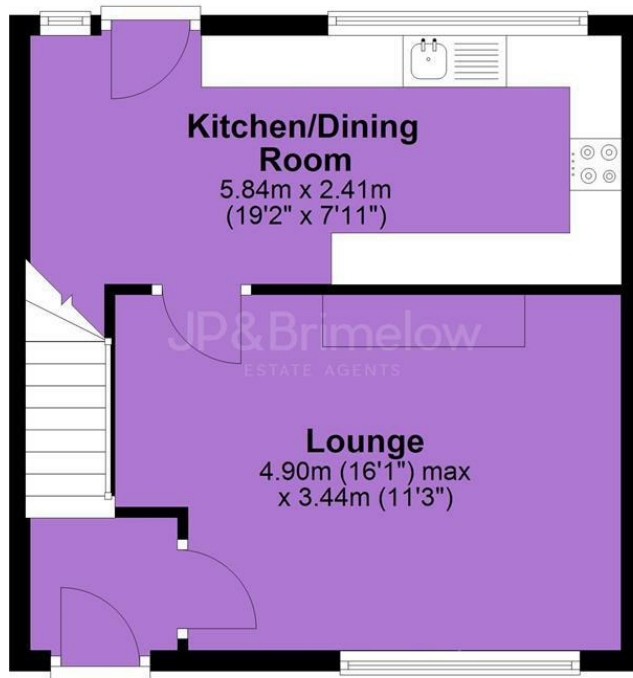
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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