

33 Cromwell Avenue, Whalley Range, Manchester, M16 0BQ

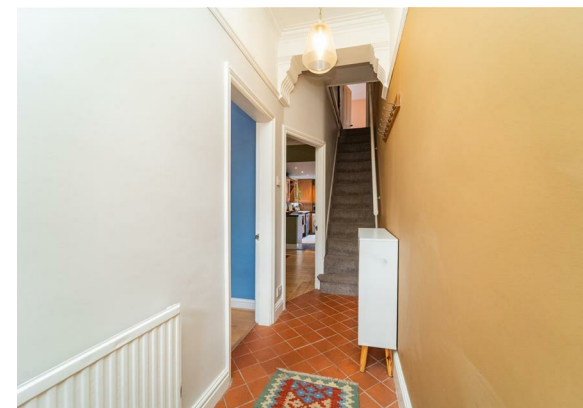


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £330,000




 3  2  2  D

VIDEO TOUR AVAILABLE An attractive & well presented, THREE BEDROOM, box bay fronted, mid terrace property positioned in a leafy location running parallel with Egerton Road North. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and Jam Street Cafe, the local amenities of Chorlton, and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by Metrolink or by bus. The well-planned accommodation set over two floors comprises of; an entrance hall, a lounge with box bay window to the front aspect, a dining room with stripped and varnished floor boards and feature fireplace. There is a W.C and a fitted kitchen which has access out into the rear enclosed courtyard. Stairs to the first floor reveal three bedrooms and a modern white three-piece bathroom suite completing this lovely home. The property benefits from gas fired central heating, high ceilings, ceiling coving, a rear enclosed courtyard.





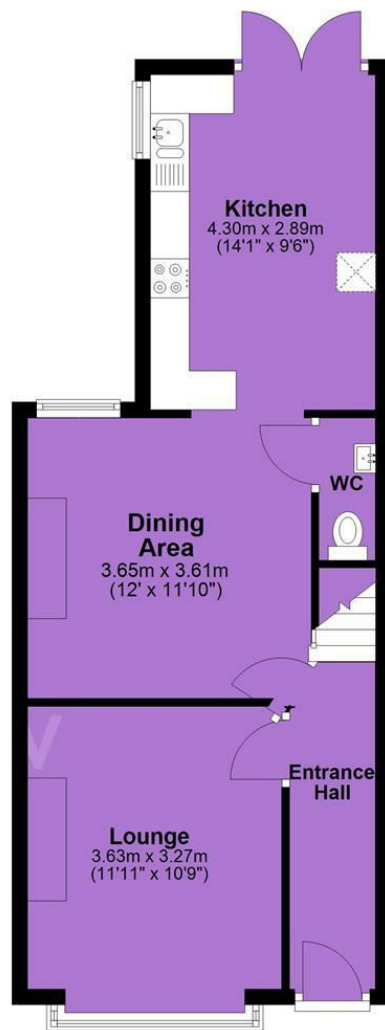
EPC Chart

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

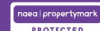


First Floor



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