

4 Bryan Road, Chorlton, Manchester, M21 0RH



JP&Brimelow
ESTATE AGENTS



 4  2  2  C

VIDEO TOUR AVAILABLE A deceptively spacious FOUR BEDROOM, bay fronted semi-detached property in a highly popular residential area here in Chorlton, off Buckingham Road.

Chorlton village provides a lively and vibrant atmosphere and includes street cafes, bars and restaurants. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn supermarket.

The well-designed accommodation consists of a porch, an entrance hall, a dining room with a bay window to the front aspect, a lounge with views and access out into the rear enclosed lawned garden and an extended fitted kitchen/breakfast room completing the ground floor.

Whilst to the first floor you will find a landing leading to a sizable main bedroom with its three-piece en-suite shower room and useful built-in storage. Three further bedrooms and another three-piece bathroom finishing the second floor.

The house is warmed by gas fired central heating, has off road parking for a number of cars with a driveway to the front aspect and a good-sized rear lawned garden with a detached garage.

Within a ten-minute walk to the Metrolink station on Wilbraham Road, this will provide easy access to a range of amenities including direct link to Media City and all the excitement of city life.

£475,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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: C



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

