

157 Oswald Road, Chorlton, Manchester, M21 9AZ



**JP&Brimelow**  
ESTATE AGENTS





 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and spacious, THREE DOUBLE BEDROOM, bay-fronted, Victorian, semi-detached property located on a highly popular tree lined residential road off Kensington Road.

Within walking distance of two fantastic primary schools, Chorlton Village, close to all local amenities including restaurants/deli's/shops on Manchester Road, Longford Park, and the Metrolink station on Ryebank Road, Firswood or Wilbraham Road, Chorlton which gives you direct access into the City Centre and Media City at Salford Quays.

The well-planned accommodation comprises; entrance hall, a lounge with a bay window to the front aspect with an attractive fireplace, a family room with access out onto the patio area, inner hallway leading to a fitted kitchen/dining room with access out into the rear enclosed lawned garden completes the ground floor.

To the first floor there is a landing leading to three double bedrooms and a white three-piece family bathroom complete with underfloor heating.

The property benefits from many period features, high ceiling, coving, an alarm system, warmed by gas fired central heating, and a front and rear enclosed lawned garden with a patio area.

Would suit a professional couple or a young family due to the location. OFFERED WITH NO VENDOR CHAIN.

£550,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



