

25 New Barns Avenue, Chorlton, Manchester, M21 7DB



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £230,000

2 2 1 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-kept, TWO DOUBLE BEDROOM, top floor apartment. Situated in a popular residential area, off Nell Lane in Chorlton. Within walking distance to the Metrolink tram stop on both Barlow Moor Road and St Werburghs Road giving you direct access to Manchester City Centre, Chorlton Park Primary School and Chorlton Park. In brief, the well-planned accommodation consists of a communal entrance hall with stairs leading to all floors, a private entrance hall leading to an inner hallway, a lounge/dining room with a bay window to the front aspect, a fitted kitchen, two double bedrooms, the principle benefitting from a three-piece en-suite shower room. Additionally, there is a three-piece bathroom suite completing this delightful apartment. The property benefits from gas fired central heating and allocated parking to the rear.





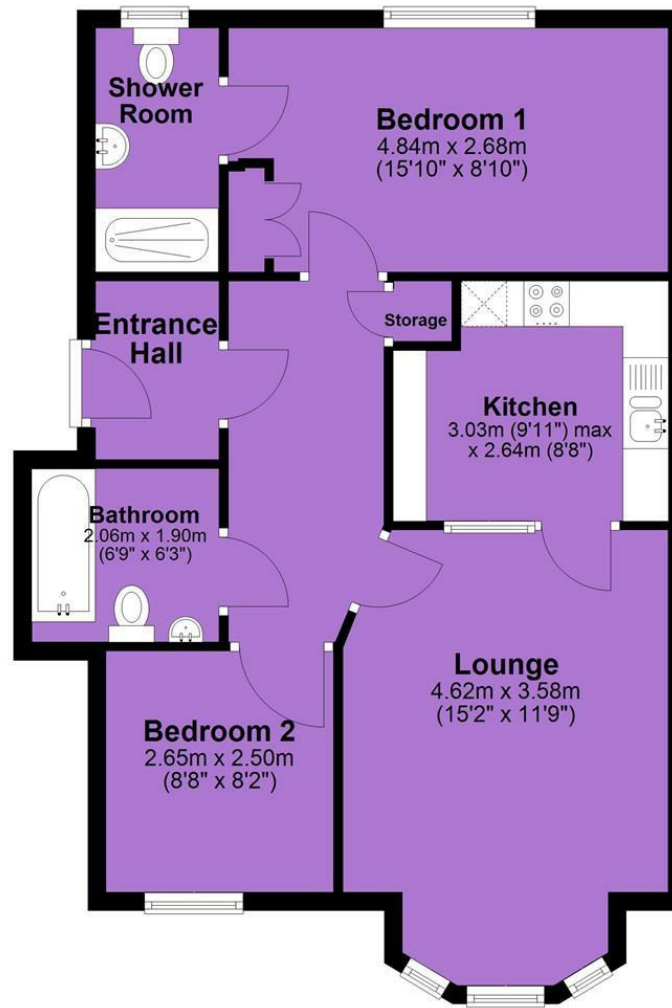
## EPC Chart

| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           |           |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    | <b>78</b> | <b>78</b> |
| (55-68) <b>D</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: **Leasehold** Council Tax Band: **B**

## Ground Floor



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