

7 Bartley Road, Northenden, Manchester, M22 4BG



**JP&Brimelow**  
ESTATE AGENTS





 4  2  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & immaculately presented, FOUR BEDROOM, detached property. Located on a highly regarded tree lined road here in Northenden.

Within just a short walk to all the independent shops/bars/restaurants and schools on Palatine Road. Situated close by to fantastic transport links giving direct access into Manchester City Centre.

This spacious and beautifully presented property consist of; a welcoming entrance hall which benefits from a useful understairs storage cupboard, and also allows access to the downstairs W.C and into the garage, a delightful lounge to the front aspect benefitting from a bay window, a family room which leads into the large conservatory where you have views and access into the rear enclosed SOUTH FACING garden, a modern fitted kitchen completes this floor.

Stairs leading to the first-floor landing reveal four good sized bedrooms, one benefitting from an en-suite shower room, and three having built in wardrobes, a four-piece bathroom suite complete with walk in shower completes this fantastic family home.

The property benefits from gas fired central heating, an alarm system, solid wood flooring, a rear enclosed garden, a driveway providing off road parking, and a detached outbuilding currently being used as an office, which benefits from power.

£650,000










## EPC Chart

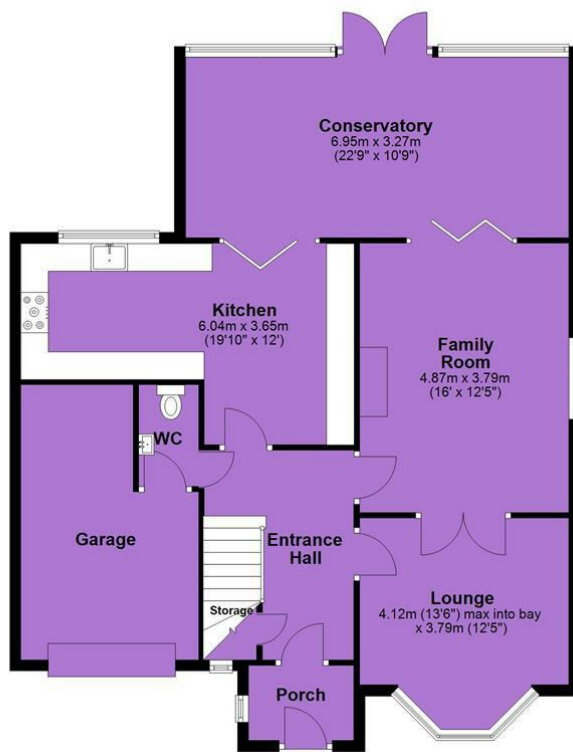
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



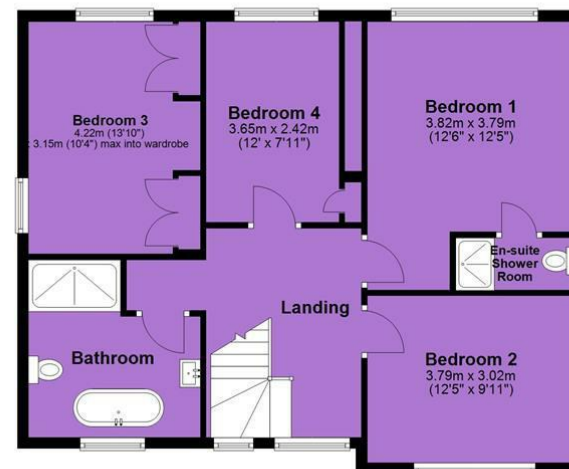
Tenure: Freehold Council Tax Band: F



Ground Floor



First Floor



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