

2 Endsleigh Road, Withington, Manchester, M20 4AD



**JP&Brimelow**  
ESTATE AGENTS



4 2 1 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An extended & beautifully presented, **FOUR BEDROOM**, semi-detached, traditional property. Situated on a good-sized corner plot on this highly regarded, tree lined road in Withington, off Heaton Road.

Close by to parks, schools, universities and hospitals, a variety of amenities are just a short distance away, and there are fantastic transport links nearby giving direct access into the city centre and further afield.

In brief, this well-planned property consists of; an entrance hall, a useful storage cupboard, a charming lounge/dining room to the front aspect, a laundry room, a modern three-piece shower room, a stylish fully fitted kitchen/ breakfast room with views and access out into the rear garden, and a double bedroom completing this floor.

Stairs leading to the first-floor landing reveals two spacious double bedrooms, a further single bedroom, currently used as a walk-in wardrobe, and a contemporary three-piece bathroom suite complete with free standing roll top bath completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, a driveway providing off road parking for multiple vehicles, and a sizable rear enclosed garden.

£495,000





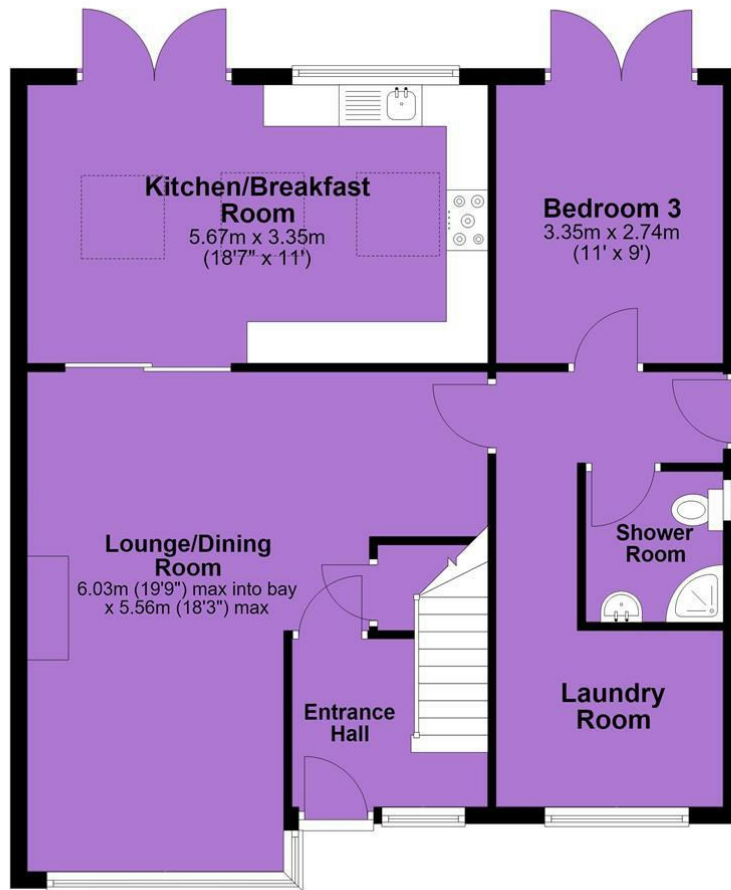
## EPC Chart

| 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>                            | <b>72</b> | <b>76</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 |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |

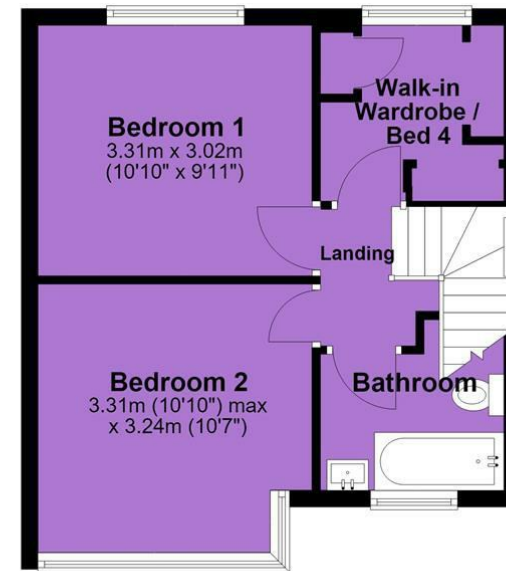


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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