

15, Nell Lane, Chorlton, Manchester, M21 8UE



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £600,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A fantastic opportunity to purchase a THREE BEDROOM, detached bungalow, situated on this popular residential Road off Sandy Lane. Within walking distance to Chorlton Park and all of the independent shops, bars and restaurants on Beech Road. Close by to St Werburgh's Road Metrolink Station and well regarded primary and secondary schools on your doorstep. This well planned has accommodation over one floor consists; A porch, inner porch, an entrance hallway, a lounge with a feature fireplace, three well portioned bedrooms, a white four-piece family bathroom, a fitted kitchen/breakfast room with access to a rear porch with access out into the rear enclosed garden and a useful storage. The property benefits from a driveway to the front aspect with a number of vehicles, a lawned garden with an established privet hedgerow and timber fence with the neighbouring property. Warmed by gas fired central heating, an alarm system, front and rear enclosed paved garden. OFFERED WITH NO ONWARD CHAIN. Ideal home to put your own stamp on and one not to miss due to its location and local amenities nearby.





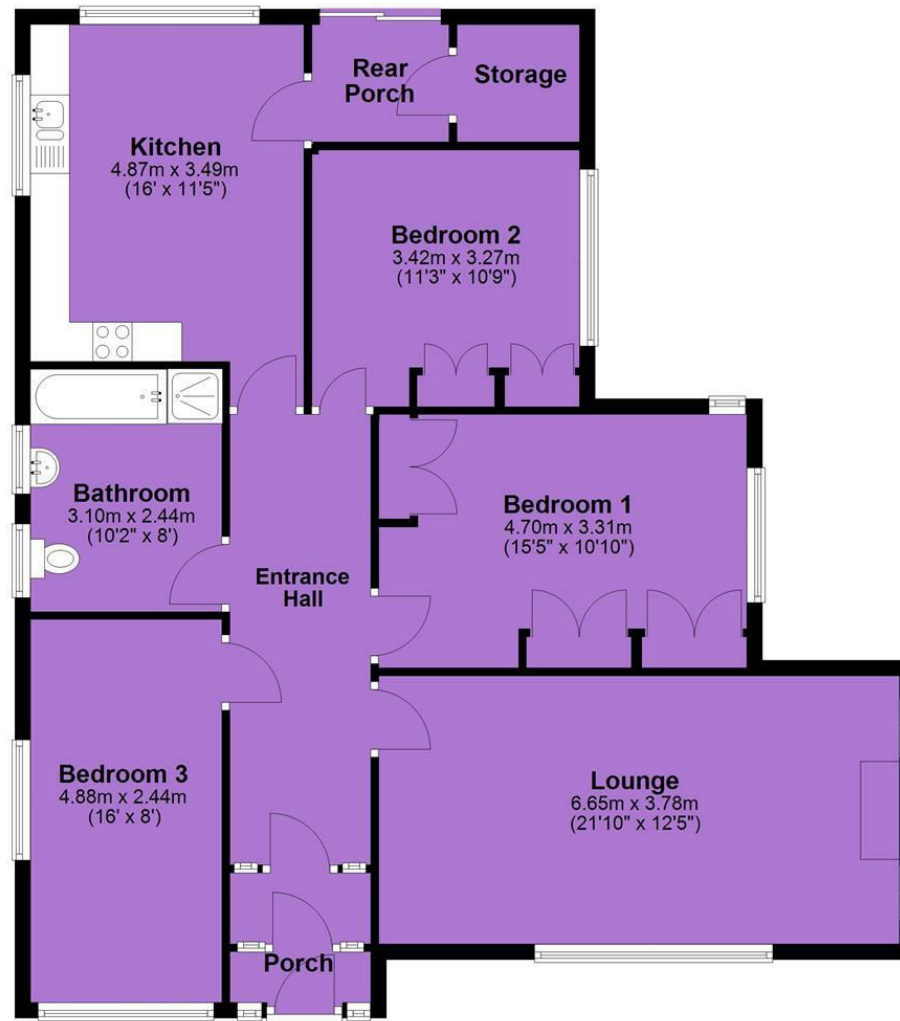
## EPC Chart

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   | <b>82</b> |
| (69-80) <b>C</b>                                   | <b>72</b>   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |



Tenure: **Leasehold** Council Tax Band: **D**

## Ground Floor



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.

jpandbrimelowstateagents

@jpandbrimelow