

267E Brantingham Road, Chorlton, Manchester, M21 0DZ



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented THREE BEDROOM, semi-detached property. Situated on this highly popular residential road, off Manchester Road in Chorlton.

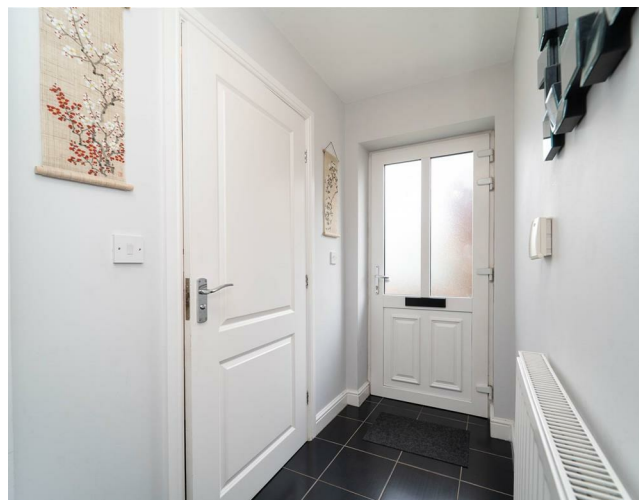
Just a short walk from the Metrolink station at Morrisons, providing easy access to the City Centre, Media City, Manchester Airport and strolling distance to the centre of Chorlton with all of its amenities and independent shops, cafes and restaurants.

In brief the accommodation consists of an entrance hall with a downstairs W.C. A good-sized lounge to the front aspect, leading through to the kitchen/ diner area, which has access out into the rear enclosed SOUTH FACING garden via double patio doors.

To the first floor, the landing reveals three good sized bedrooms, the master benefitting from an en-suite shower room and a further three-piece bathroom completes this delightful home.


The property further features gas fired central heating, a driveway providing off road parking, and a rear enclosed south facing garden. Early viewing is highly recommended to fully appreciate all this property has to offer.

£475,000





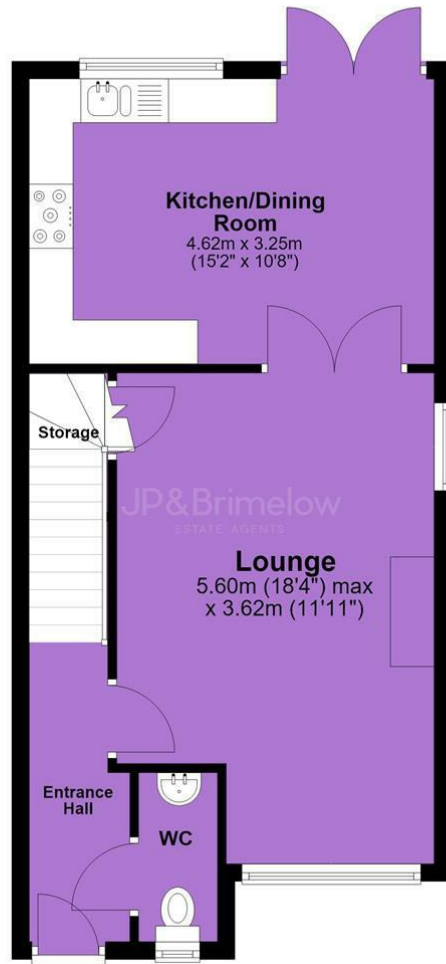
## EPC Chart

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>		
(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 

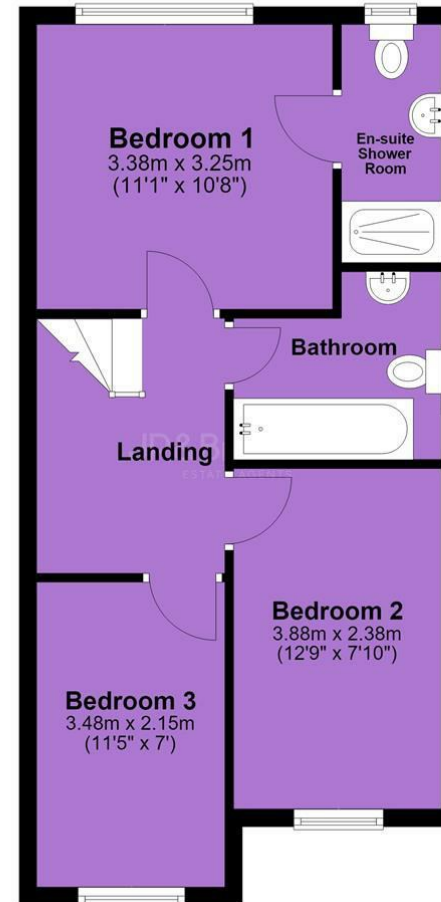


Tenure: Leasehold Council Tax Band: C

## Ground Floor



## First Floor



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