

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



JP&Brimelow
ESTATE AGENTS



 4  3  2  C

*****VIDEOTOUR AVAILABLE***** A spacious and bright **FOUR DOUBLE BEDROOM** modern townhouse nestled within a sought-after residential development, off Nell Lane in Chorlton.

Perfectly positioned, the property benefits from Chorlton Park and Chorlton Park Primary School quite literally on the doorstep, alongside a choice of three excellent secondary schools within a short 10-minute stroll. Barlow Moor Road Metrolink station is just minutes away, providing swift, direct access to the City Centre, MediaCity and Manchester International Airport.

This thoughtfully designed home is arranged over three floors and briefly comprises a welcoming entrance hallway, a converted garage now serving as a study with additional storage to the front, a downstairs W.C., a practical utility room, and a double bedroom (currently used as a family room) opening onto the enclosed rear garden.

The first floor features a fully fitted kitchen/diner to the front and a spacious lounge to the rear. Stairs rise to the second floor, where the principal bedroom benefits from a modern three-piece ensuite shower room, alongside two further double bedrooms and a three-piece family bathroom.


The property further benefits from gas-fired central heating, high ceilings, an enclosed rear garden, and a driveway providing off-road parking. An attractive home with well-proportioned living spaces and excellent amenities nearby.

£475,000





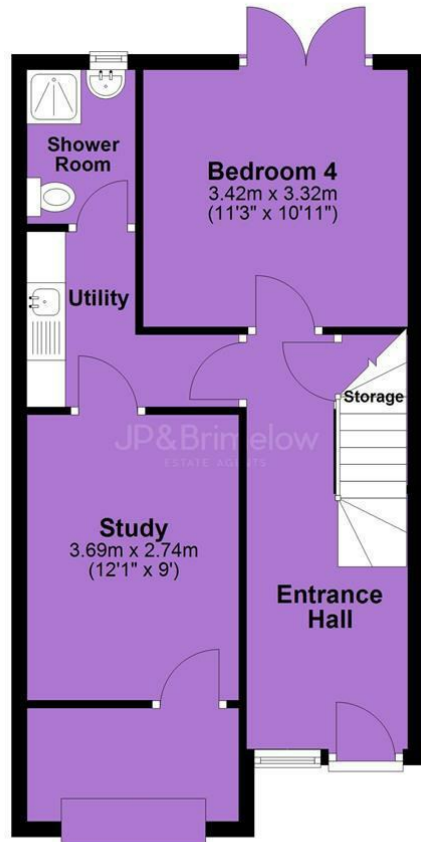
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

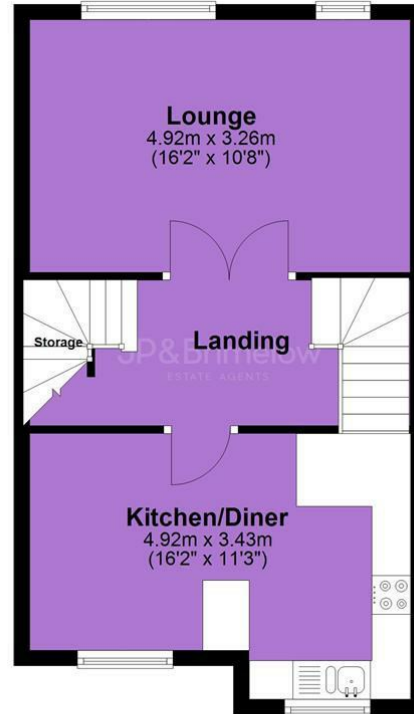


Tenure: Freehold Council Tax Band: E

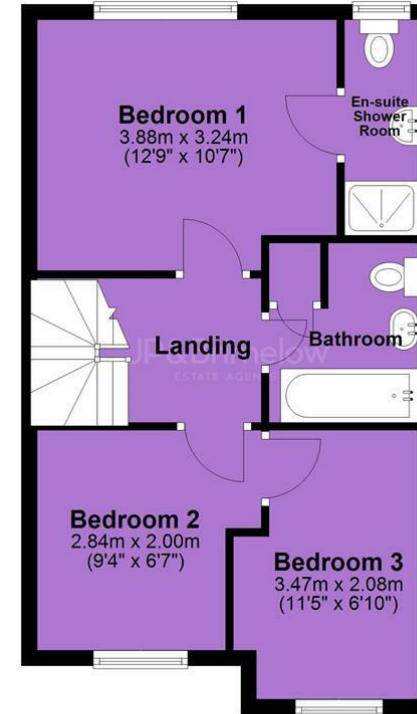
Ground Floor



First Floor



Second 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.

jpandbrimelowestateagents

@jpandbrimelow

