

39 Emery Avenue, Chorlton, Manchester, M21 7LE



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000



****VIDEO TOUR AVAILABLE**** A well-presented THREE BEDROOM, end-terrace property positioned on a popular residential avenue, off Hardy Lane here in Chorlton. With Chorlton Water Park, Chorlton Park, and Chorlton Golf Club all on your doorstep. It is centrally located for transport links into the City Centre, Media City, and Manchester International Airport by both the Metrolink or bus route on Barlow Moor Road. The location is fantastic for both West Didsbury and Chorlton amenities and local primary schools, parks, and the motorway network. The well-planned accommodation consists of an entrance hall with stairs leading to the first floor, a spacious lounge area and fitted kitchen/diner leading to the rear enclosed garden. To the first floor there is a landing leading to three good sized bedrooms and a three-piece bathroom. The property also benefits from off-road parking, gas fired central heating and both front and rear enclosed lawned gardens.





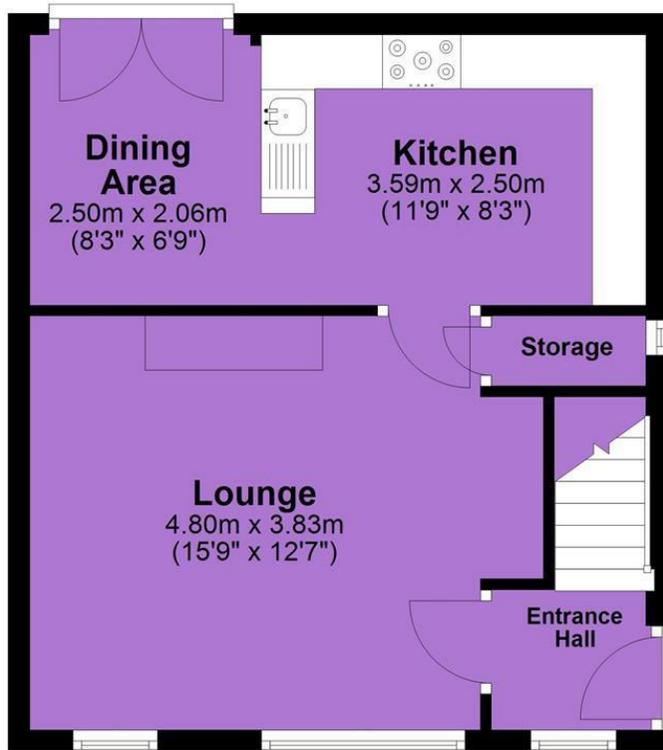
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

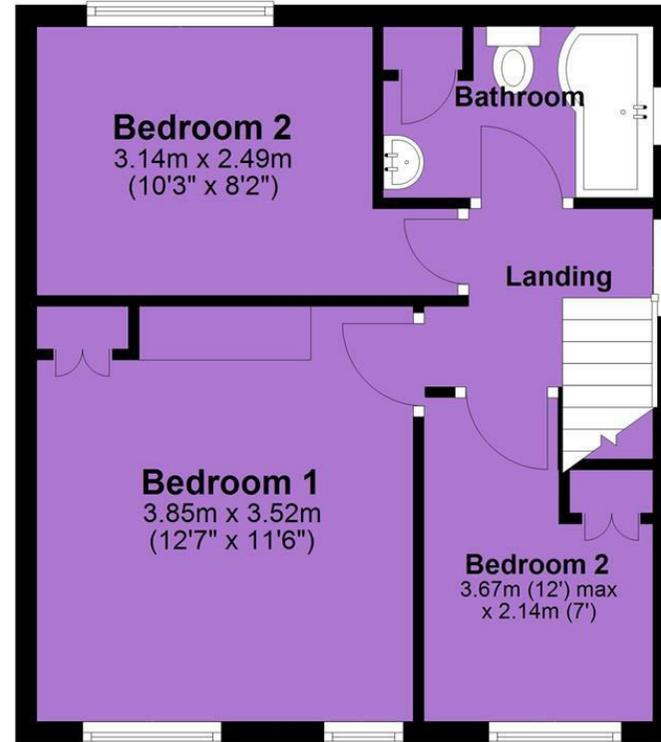


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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