

5 Redclyffe Avenue, Victoria Park, Manchester, M14 5RG



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £375,000

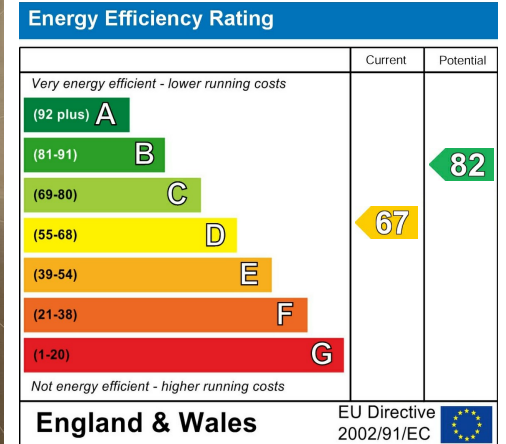
 3  1  2  D

VIDEO TOUR AVAILABLE An attractive and thoughtfully extended three-bedroom semi-detached property, ideally positioned within a quiet cul-de-sac just off Lower Park Road in the popular Victoria Park area. This delightful home is perfectly placed for the excellent range of amenities available along Wilmslow Road, while superb transport links are also close by, providing convenient access into Manchester City Centre and beyond. The property is also ideally situated for Whitworth Park, Manchester Royal Infirmary and Xaverian College, all of which are within easy reach. The well-presented accommodation briefly comprises: an entrance porch leading into a welcoming hallway, a convenient downstairs W.C., and a generously proportioned lounge to the front featuring an attractive bay window. To the rear is a spacious dining room, enjoying pleasant views and direct access into the rear garden, along with a fully fitted kitchen. To the first floor, the landing provides access to two well-proportioned double bedrooms, a further bedroom, and a modern four-piece family bathroom suite. The property also benefits from gas fired central heating, high ceilings, a driveway providing off road parking, and a rear enclosed garden.



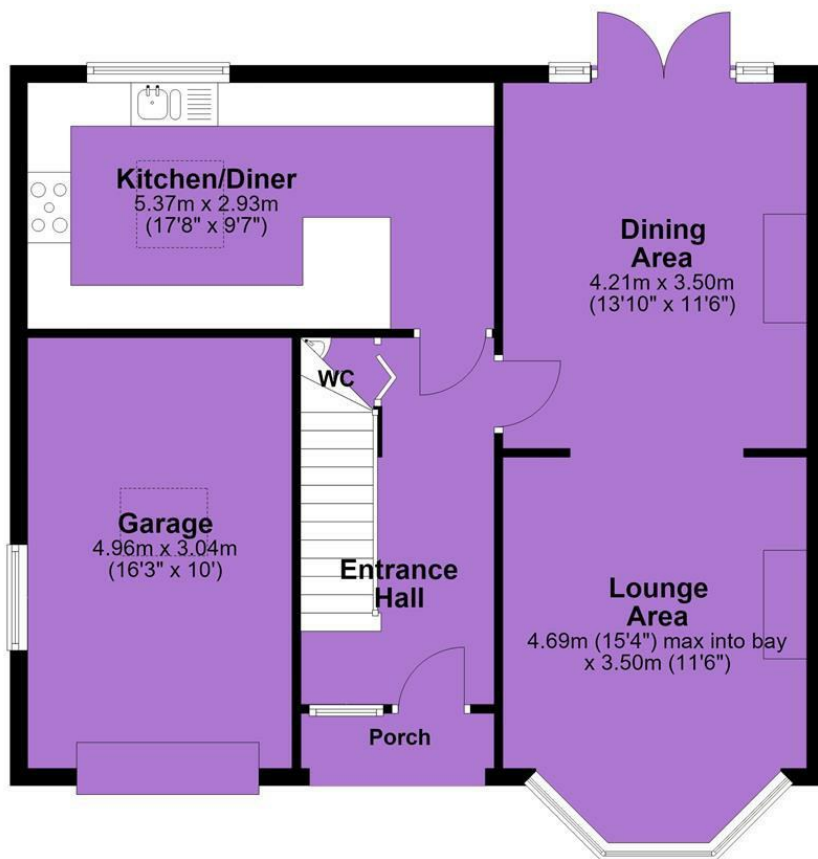


EPC Chart

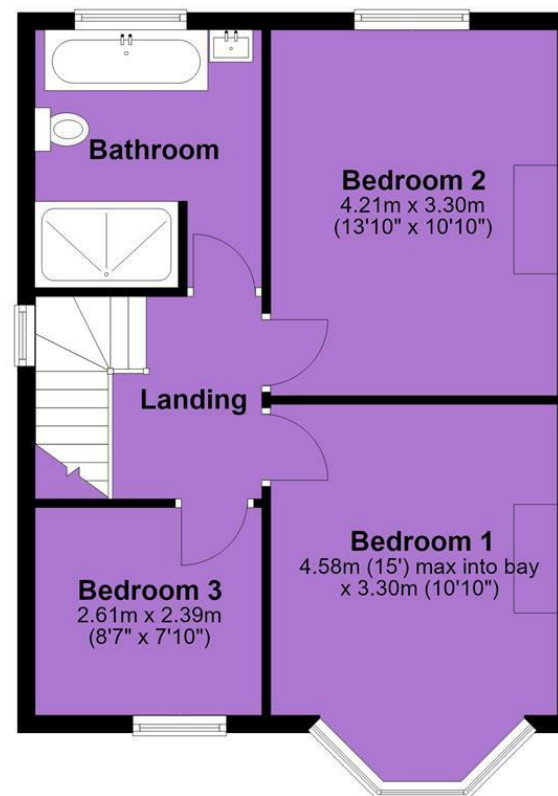


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First 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