

6, Cranbourne Road, Chorlton, Manchester, M21 8AP



JP&Brimelow
ESTATE AGENTS



4 2 2 D

VIDEO TOUR AVAILABLE An attractive and spacious, **FOUR DOUBLE BEDROOM**, semi-detached period property with off road parking. Located off Barlow mood road in the heart of Chorlton on a highly regarded, tree lined road.

Offering easy access to the vibrant amenities such as independent shops, lively bars and restaurants both in Chorlton and on Beech Road. The property sits in a prime location within a bustling and sought-after area. There are primary and secondary schools nearby, and fantastic transport links giving access to Manchester city centre, Didsbury, and further afield.

This period property is spread over four floors and offers over 2,000 sqft of property and in brief consists of; a welcoming entrance hall which allows access down into the useful camber cellars, a delightful front facing lounge with box-bay window, a good-sized kitchen/diner which has views and access out into the private rear garden.

To the first floor there are two excellent sized double bedrooms, and a white four-piece bathroom suite.

Stairs leading to the second-floor reveal a further two well proportioned double bedrooms, and an additional four piece bathroom suite completing this delightful property.

Other benefits include; gas central heating, high ceilings, stripped floor boards, period features, ceiling coving, a landscaped rear enclosed garden, and dedicated off-road parking to the rear.

£715,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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: D



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

