

14 Priory Avenue, Chorlton, Manchester, M21 8BP



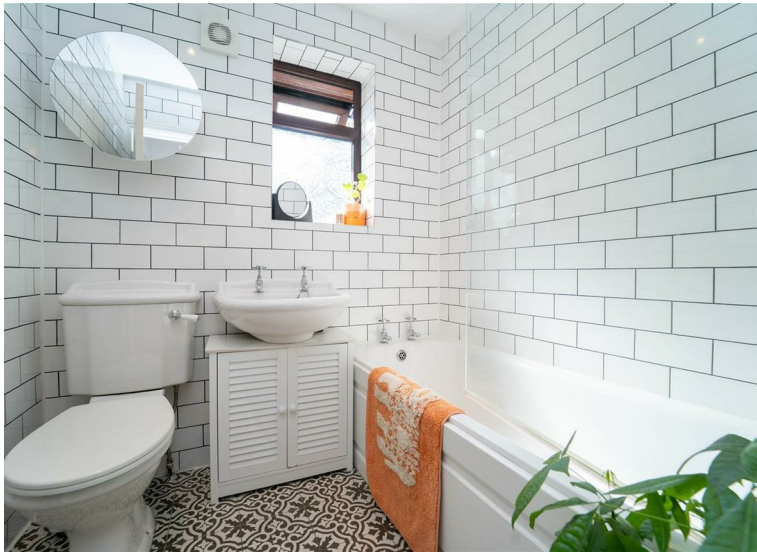
JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £335,000

 2  1  2  C

VIDEO TOUR AVAILBALE A delightful and beautifully presented, TWO BEDROOM, mid-terrace property. Situated in the heart of Chorlton tucked away on a sought-after cul-de-sac just off Barlow Moor Road. Within easy walking distance of all of the independent shops, bars, and restaurants on Barlow Moor Road, Beech Road Park is nearby, Chorlton Nature Reserve, Chorlton centre amenities, and the Metrolink station on Wilbraham Road which gives you direct access into the City Centre, Media City, and Manchester International Airport. In brief, this well-planned property consists of a good-sized front facing lounge, a useful storage cupboard, a dining room which benefits from views and access out into to the rear SOUTH facing courtyard, and a fully fitted kitchen. To the first floor there is a double bedroom, an additional bedroom, and a modern white three-piece bathroom suite completing this fantastic property. Other benefits include gas fired central heating, stripped and varnished floor boards, an enclosed courtyard, and off road parking.





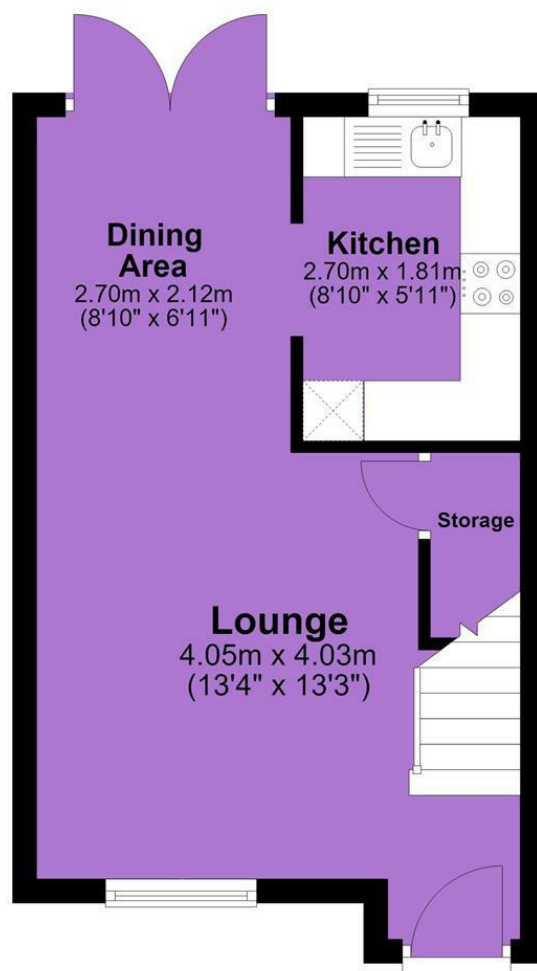
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 

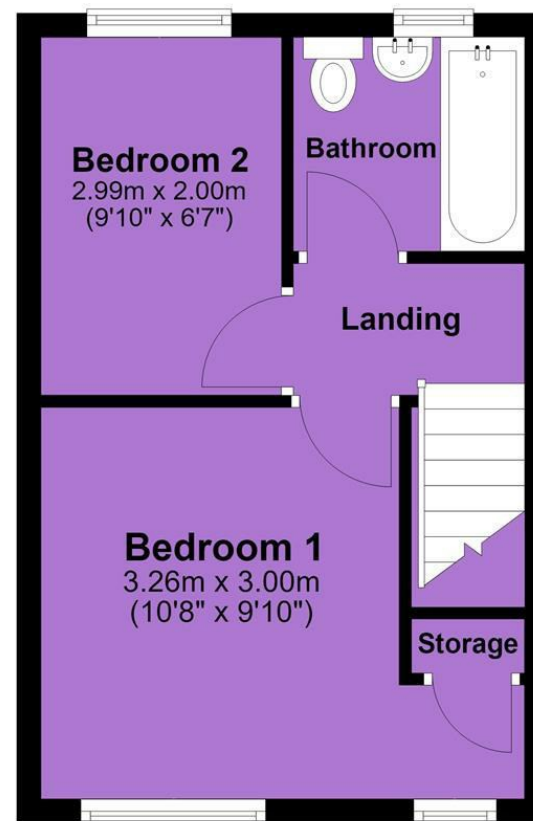


Tenure: **Freehold** Council Tax Band: **B**

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