

72 Mersey Bank Avenue, Chorlton, Manchester, M21 7WW



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £300,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A traditional and well-kept, THREE BEDROOM, mid-terrace property. Positioned in a highly popular residential area off Maitland Avenue in Chorlton. With Chorlton Water Park, the River Mersey, and Chorlton Golf Club all on your doorstep. It is centrally located for transport links into either the City Centre, Media City, and Manchester International Airport by either the Metrolink on Barlow Moor Road or bus route on Princess Parkway. The location is fantastic for both West Didsbury and Chorlton amenities and local primary schools, parks, and the motorway network with access to Manchester International Airport. In brief the property comprises of an entrance hall, a good-sized lounge, a fitted kitchen, a W.C, a utility room which has access out into the rear SOUTH FACING garden, and a conservatory benefitting from double patio doors leading out to the enclosed garden. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece shower room. Other benefits include gas fired central heating, a driveway providing off road parking, and a rear enclosed south facing garden.





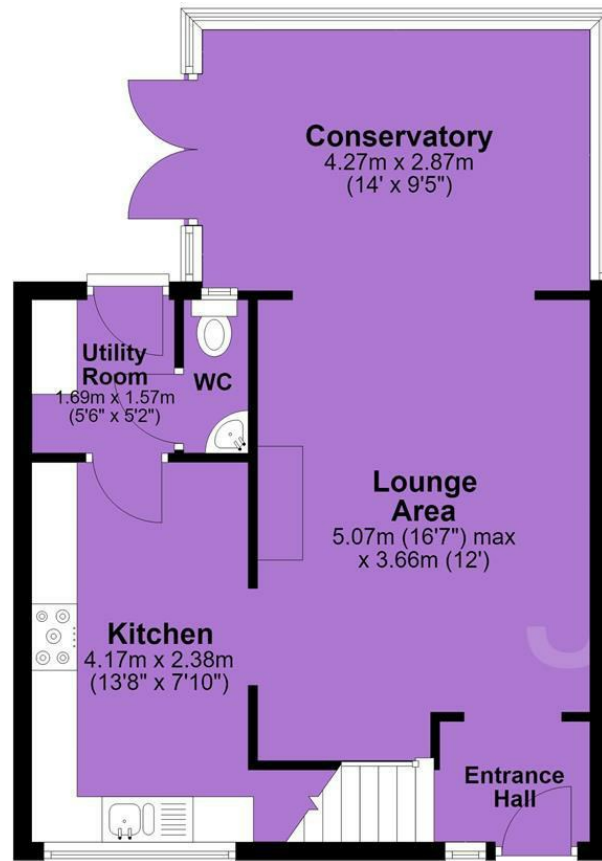
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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

## Ground Floor



## First Floor



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