

262 Brantingham Road, Chorlton, Manchester, M21 0QZ



JP&Brimelow
ESTATE AGENTS



4 2 2 C

VIDEO TOUR AVAILABLE A spacious and extended four-bedroom, bay-fronted semi-detached property, occupying a sought-after position on a popular residential road within easy reach of Chorlton centre.

Wilbraham Road Metrolink station is also within walking distance, offering direct connections to Manchester City Centre and Media City. A short stroll of all the local amenities including restaurants, deli's, shops and bars on Manchester Road.

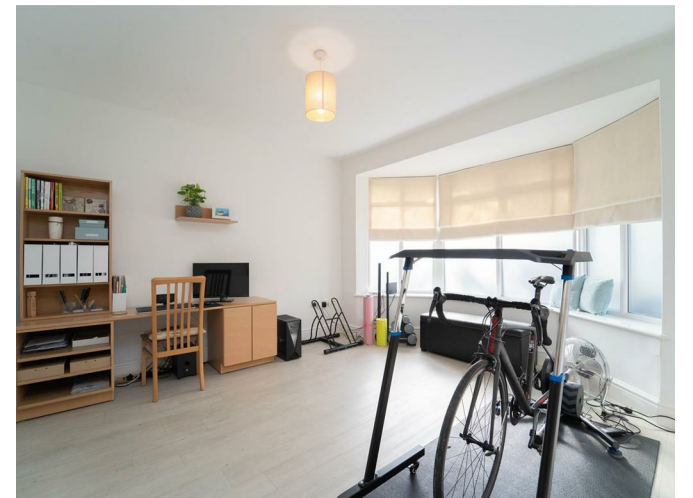
The spacious accommodation is thoughtfully arranged over two floors. In brief, the ground floor opens with an entrance porch and welcoming hallway, leading to a downstairs three-piece shower room, a family room with a bay window overlooking the front, and an extended lounge/diner with direct access to the rear patio. Completing the ground floor is an impressive fitted kitchen.

Upstairs, the landing leads to four well-proportioned bedrooms and a three-piece family bathroom, with the principal bedroom positioned to the rear and overlooking the garden from a Juliet balcony.

The property further features gas fired central heating, off road parking to the front aspect and an enclosed private large rear lawned garden.

Early inspection is highly recommended to truly appreciate all this home has to offer.

£650,000





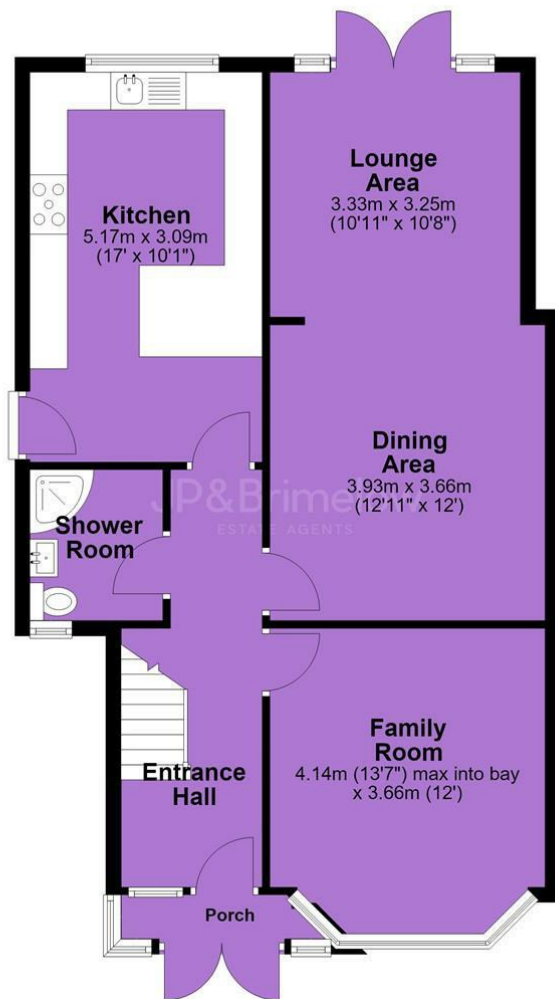
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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: 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

