

3 Hollyway, Northenden, Manchester, M22 4WS



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £320,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* This stylishly-presented THREE BEDROOM semi-detached property is ideally situated in the popular residential area of Northenden, off Royle Green Road. It is within close proximity to a wide range of local amenities along Palatine Road, as well as Northenden Riverside Park and the surrounding River Mersey walking routes. This well-proportioned accommodation comprises a welcoming entrance hallway, a bright and spacious lounge to the front aspect, opening into the dining room to the rear with patio doors providing access to the enclosed garden, and a fully fitted modern kitchen completing the ground floor. Upstairs, the landing leads to three well-sized bedrooms and a contemporary three-piece family bathroom. The property further benefits from gas central heating, a front garden with driveway providing off-road parking, as well as a spacious private wraparound garden to the rear and side of the property. Conveniently located within easy reach of reputable local schools and offering excellent transport links to Manchester city center, Manchester Airport, and surrounding areas, this property is well suited to families, first-time buyers, or investors alike.





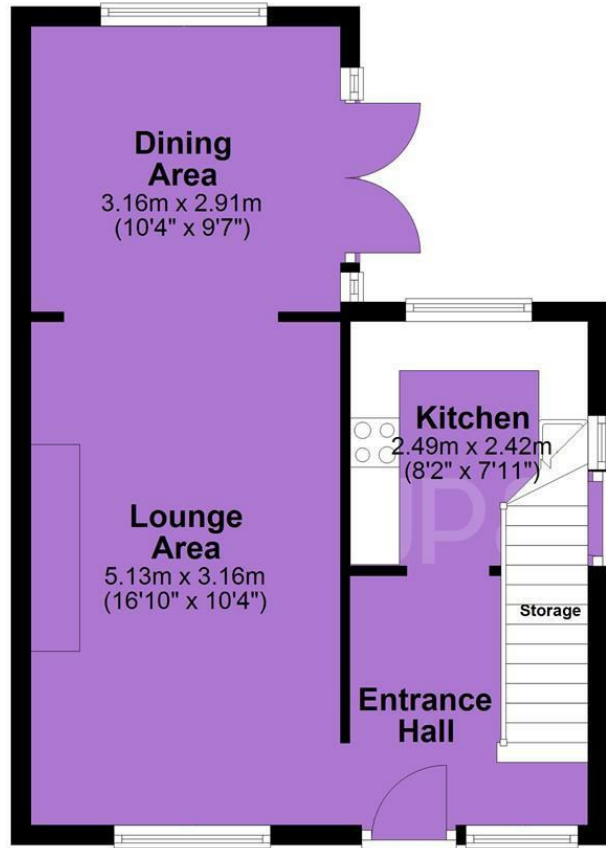
## EPC Chart

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

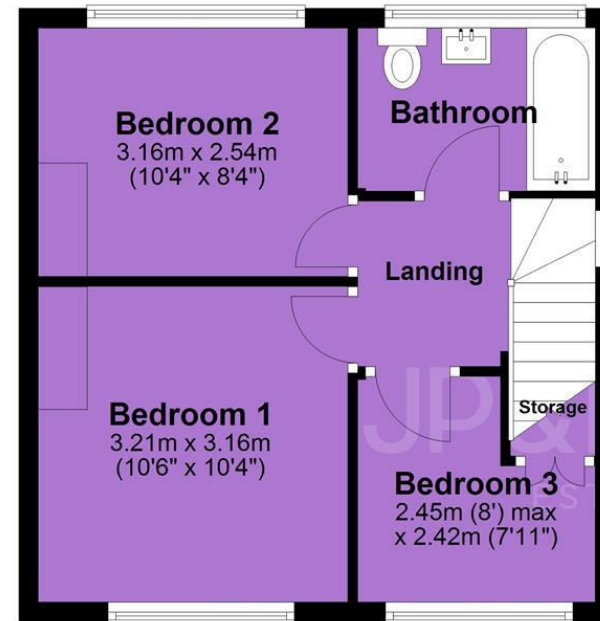


Tenure: **Freehold** Council Tax Band: **B**

## 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.

jpandbrimelowstateagents

@jpandbrimelow