

57 Hartington Street, Moss Side, Manchester, M14 4RP

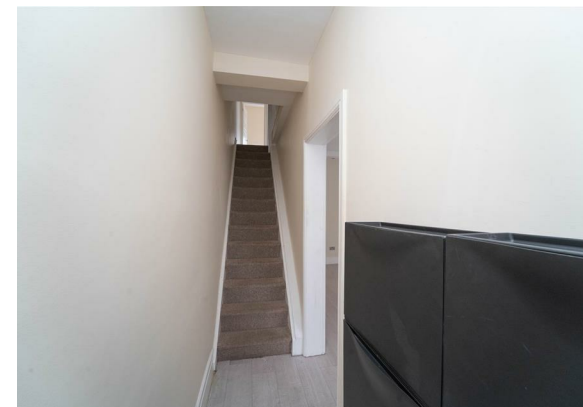


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £230,000

 3  1  1  D

\*\*\*VIDEO TOUR AVAILBALE\*\*\* A spacious and well-kept, THREE BEDROOM, mid-terrace property. Positioned in the heart of Moss side, off Great Western Street. Situated a short drive from Manchester city centre, with good transport links on Princess parkway, close to Alexandra Park with a selection of sports activities, shops and a supermarket off Lloyd Street South and Claremont Primary School nearby. This well-planned, period property consists of; an entrance hall, a good-sized lounge/dining room, a useful under stairs storage cupboard, a modern fully fitted kitchen which allow access out into the rear courtyard style garden, a downstairs W.C completed this floor. Stairs leading to the first-floor landing reveals two useful storage cupboards, three good sized bedrooms, and a white tree piece bathroom suite completing this delightful property. Other benefits include gas fired central heating, high ceilings, and a rear enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.





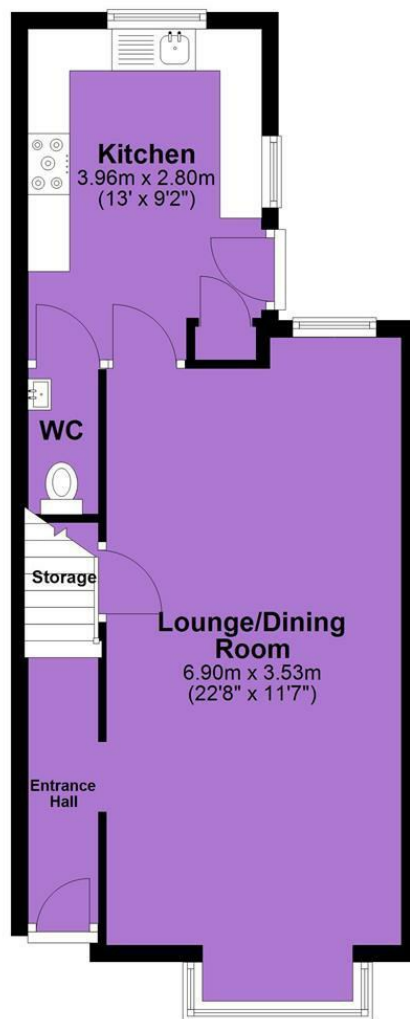
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>85</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>67</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  |           |

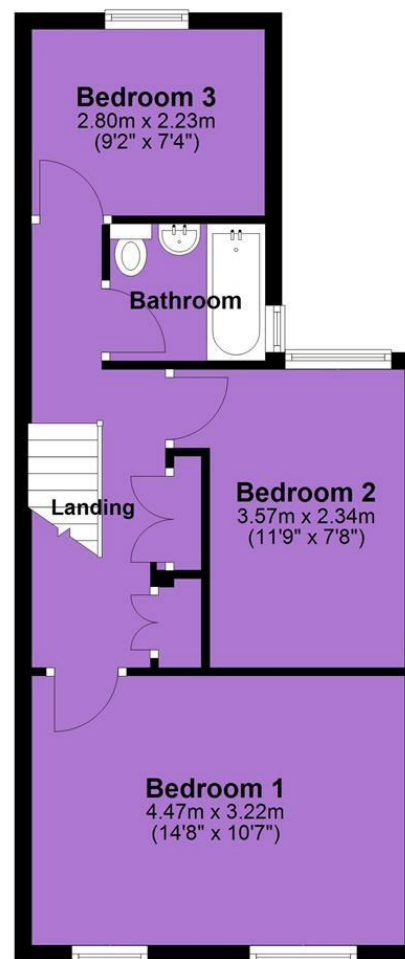


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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