

65 Arbor Avenue, Burnage, Manchester, M19 1EZ

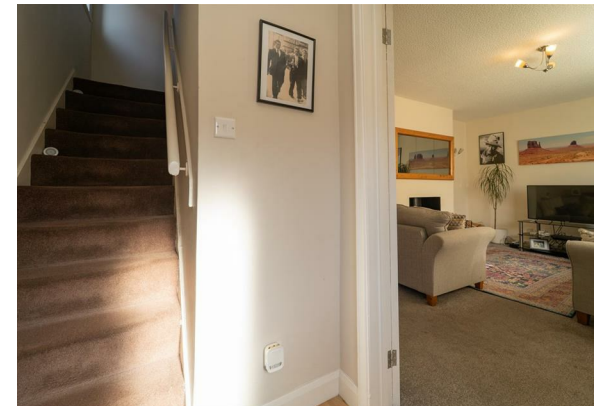


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £290,000

 3  1  1  D

VIDEO TOUR AVAILABLE A delightful THREE BEDROOM semi-detached home, situated in a popular residential area, just off Errwood Road. Ideally located only a stone's throw from Cringle Park and within easy reach of excellent transport links, providing convenient access to Manchester city centre, Manchester Airport, and the Fallowfield Loop, positioned on Burnage Lane. The property also falls within the catchment area of several highly regarded schools, making it an ideal choice for families. This well-planned property consists of an entrance hallway, a bright front-facing lounge, a downstairs W.C and a spacious fitted kitchen that opens into the conservatory. The conservatory enjoys views over the enclosed rear lawned garden and provides direct access outside, completing the ground floor accommodation. To the first floor there is landing leading to three good sized bedrooms, and a three-piece bathroom suite. The property further benefits from gas-fired central heating and a paved driveway offering convenient off-road parking. To the rear, there is an enclosed lawned garden with a paved patio area. Internal inspection is highly recommended to fully appreciate what this home has to offer.





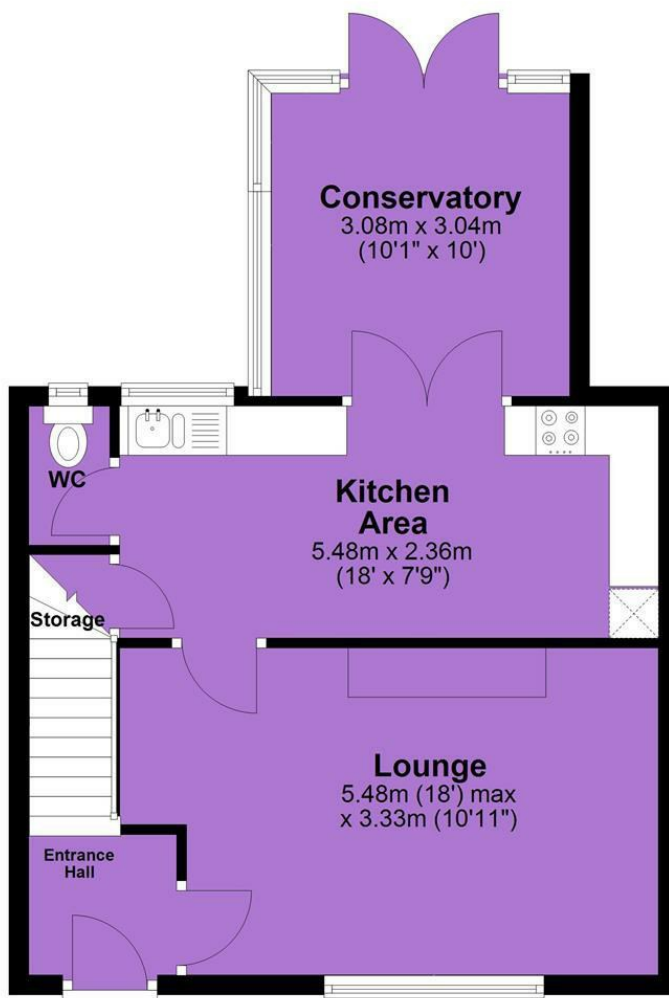
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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: **A**

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](https://www.instagram.com/jpandbrimelowestateagents)

[@jpandbrimelow](https://twitter.com/jpandbrimelow)