

4 Abbotside Close, Whalley Range, Manchester, M16 7RP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £265,000

 2  1  1  D

VIDEO TOUR AVAILABLE A light and well-kept TWO BEDROOM mid terrace property, positioned in this popular residential cul-de-sac in Whalley Range, off Upper Chorlton Road. Located within a fifteen-minute walk to both the centre of Whalley Range on Withington Road and Chorlton with its array of independent bars, restaurants, shops and local amenities. Close to the Metrolink station on Rye Bank Road in Firswood, giving you direct access to Media city, Manchester City centre and Manchester International Airport. This well-planned accommodation consists of an entrance hallway, a spacious lounge to the front aspect and a fitted kitchen/dining room to the ground floor with access out into the rear enclosed garden. To the first floor there are two bedrooms and fitted three-piece bathroom suite. The property benefits from electric heating and an enclosed rear garden with a patio area and a driveway to the front, providing off road parking. Within walking distance to Alexandra Park for walks, runs and cycling. Early viewing is highly recommended due to the location. **Japanese Knotweed has been identified at the rear boundary. A professional 5-year treatment plan and 10-year insurance-backed guarantee (IBG) are already in place with a nationally recognised specialist contractor**





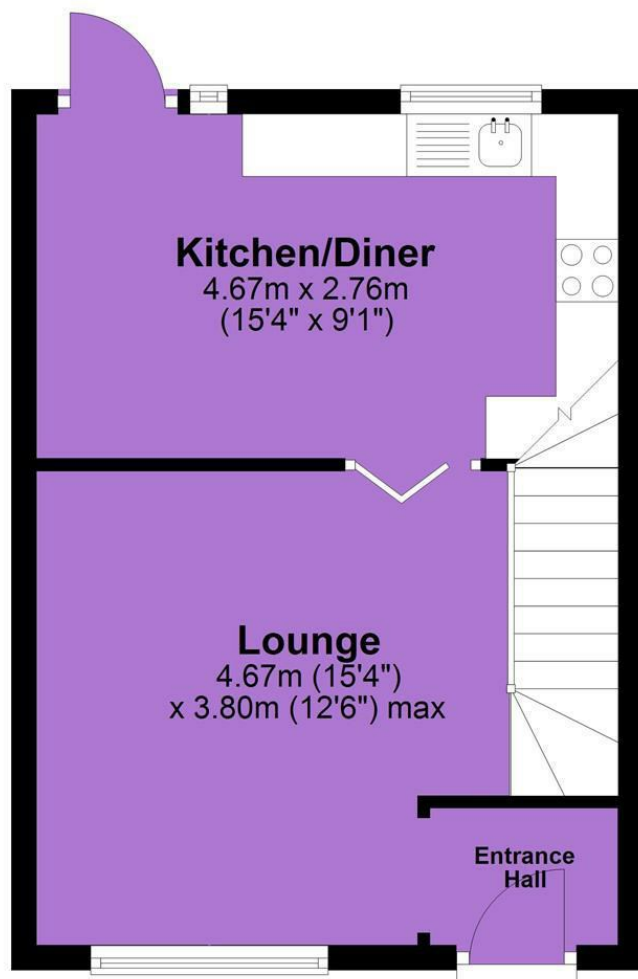
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

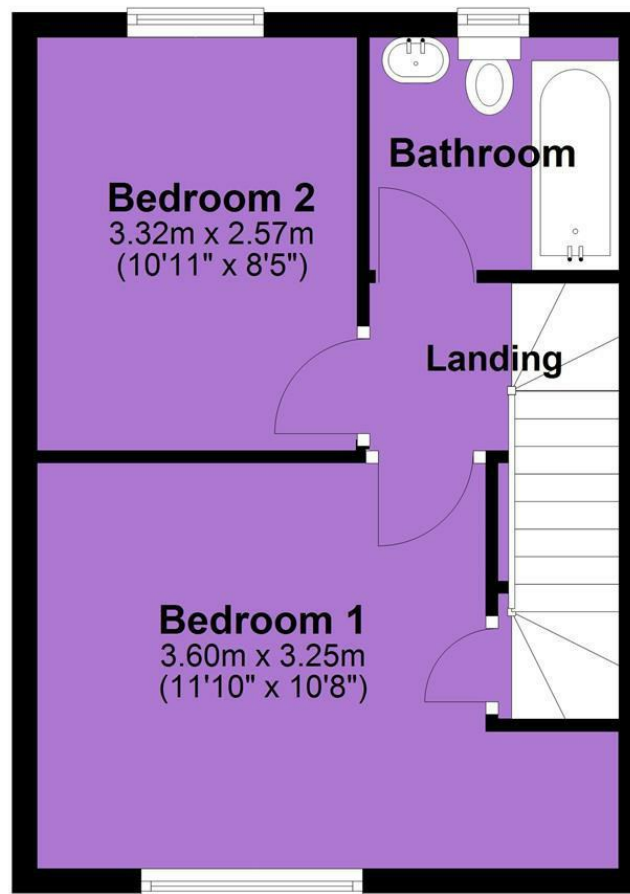


Tenure: **Freehold** Council Tax Band: **C**

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