

9 Lyndhurst Court 22 Whitelaw Road, Chorlton, Manchester, M21 9RS



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000

 2  2  1  D

VIDEO TOUR AVAILABLE A bright and spacious TWO BEDROOM duplex apartment, ideally situated in the heart of Chorlton and within approximately a five-minute walk of the Metrolink station on Wilbraham Road. The excellent transport links provide convenient access to Manchester city centre and Media City, while the property is also well placed for Chorlton's popular selection of independent shops, cafés and restaurants. Chorlton Green is within easy walking distance, with the vibrant cafés, bars and amenities of Beech Road. The well-designed accommodation is arranged over two levels and includes a private entrance hallway, spacious open-plan living, dining and kitchen area, two double bedrooms, an en-suite shower room to the principal bedroom, and a separate three-piece bathroom suite. Further benefiting from useful storage to the landing, electric central heating, and offering residents an allocated parking space within a secure gated development. To the rear of the development is a communal landscaped garden, together with a useful storage shed and designated bin area. Offering well-proportioned accommodation in a highly convenient Chorlton location. OFFERED WITH NO VENDOR CHAIN. An early viewing is strongly recommended to appreciate the accommodation in this prime location.





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	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **C**



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