

245 Manley Road, Chorlton, Manchester, M21 0RE



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £425,000

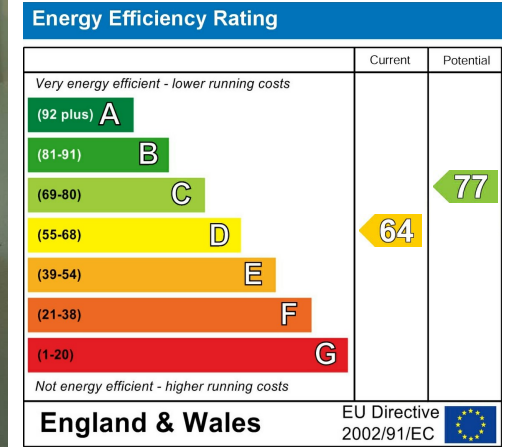
 3  1  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-proportioned, THREE BEDROOM, semi-detached property. This bay-fronted, traditional property occupies a good-sized plot on a popular residential road here in Chorlton. A ten-minute walk into the centre of Chorlton with all its independent restaurants/shops/bars, Barbakan Delicatessen, the Unicorn Grocery and the Metrolink Station on Wilbraham Road giving you direct access into the city centre and Media City. In brief the well-planned property consists of; an entrance hall with useful storage cupboard, a lounge to the front aspect with a bay window, a good-sized living room with views out into the rear garden, and a fitted kitchen with access out into the rear SOUTH facing garden. To the first floor there are two double bedrooms, and an additional bedroom, a white three-piece bathroom suite completes this fantastic property. Other benefits include gas fired central heating, period features, stained and leaded windows, stripped and varnished floor boards, a driveway providing off road parking, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.



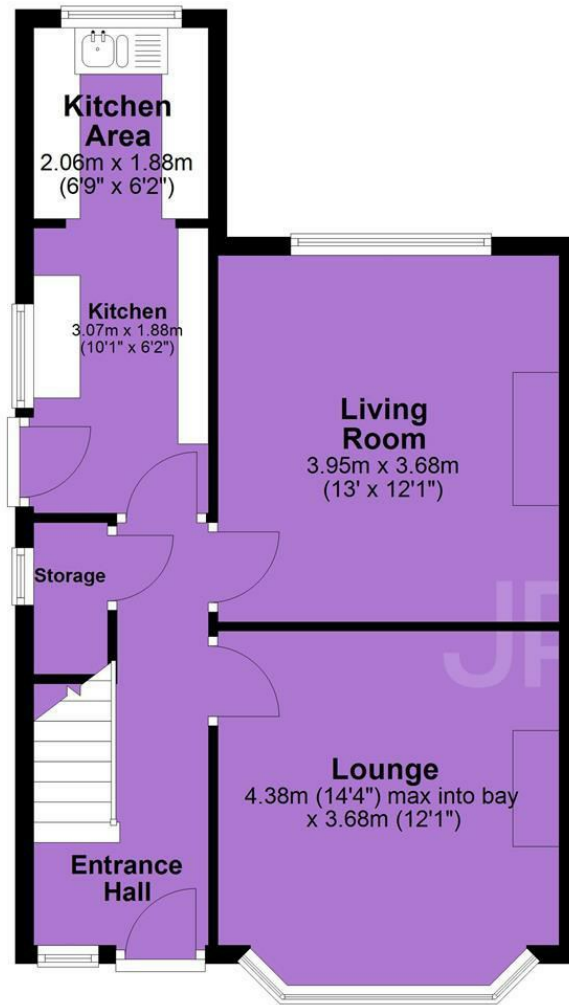


## EPC Chart

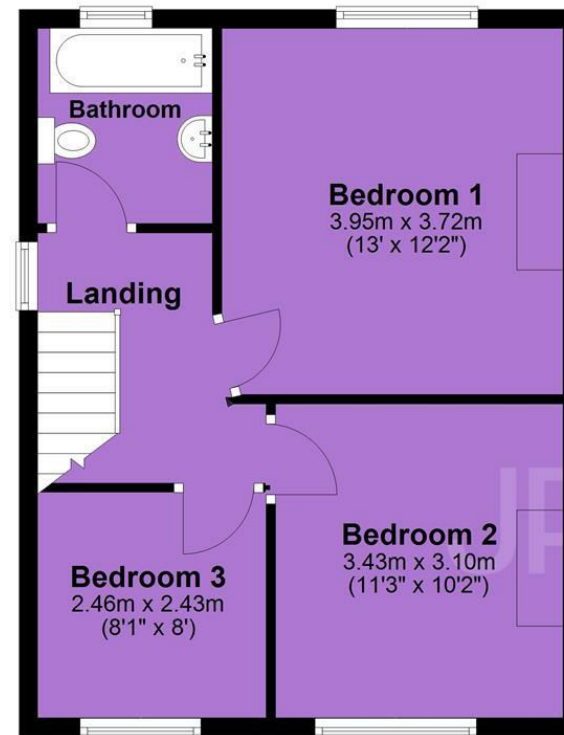


Tenure: **Freehold** Council Tax Band: **C**

## 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 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