

26a Longford Road, Chorlton, Manchester, M21 9SP



JP&Brimelow
ESTATE AGENTS



3 2 2

VIDEO TOUR AVAILABLE Located on the ever-popular Longford Road in Chorlton, this lovely newly constructed THREE DOUBLE BEDROOM semi-detached home offers generous and flexible accommodation. Ideally positioned, just off Manchester Road. The property is within easy reach of Longford Park as well as the wide range of independent shops, cafés and transport links in Chorlton.

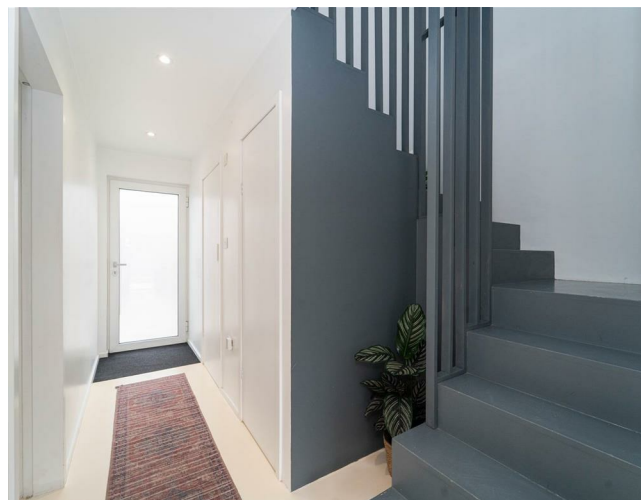
The accommodation opens with an entrance hallway leading to a lounge positioned at the front of the property. To the rear is a stylish fitted kitchen/dining room, complete with a breakfast island creating an ideal space for everyday living and entertaining, with a feature floor to ceiling window to the dining room, flooding the room with light as well as sliding doors opening directly onto the enclosed rear garden. Also accessed from the hallway are a useful utility room/three-piece shower room and a separate storage cupboard.

The first floor provides three well-proportioned double bedrooms, including a principal bedroom overlooking the rear garden with built-in wardrobes and vanity area. A contemporary three-piece family bathroom is accessed from the landing. A versatile loft room offers excellent additional space, featuring carpeting, spotlighting, power, plumbing for radiator and plentiful storage, making it suitable for a variety of uses.

This home is within walking distance of Chorlton Village, supplying convenient access to primary schools, local amenities and the Wilbraham Road Metrolink station, providing direct connections to the city centre and MediaCityUK at Salford Quays.

This new-build dwelling creates a home ready to move straight into. Gas-fired central heating serves underfloor heating to ground floor and radiators upstairs. Further features include front and rear enclosed gardens, the rear offering several seating areas, power, water and secure parking space with charging point. Internal inspection is highly recommended to truly appreciate all this home has to offer.

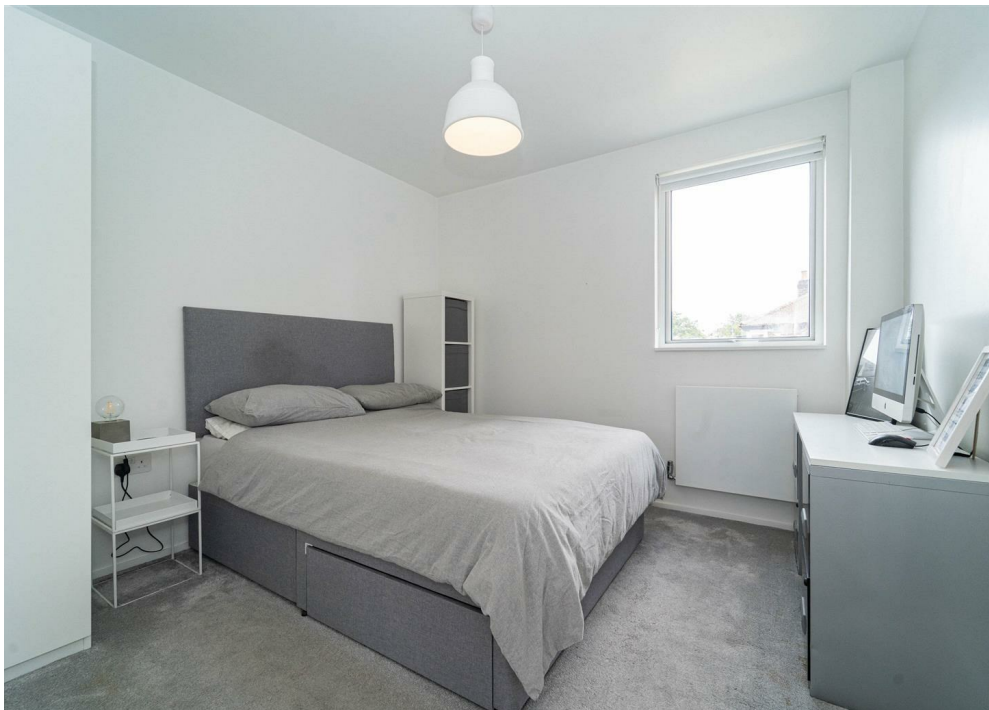
£495,000





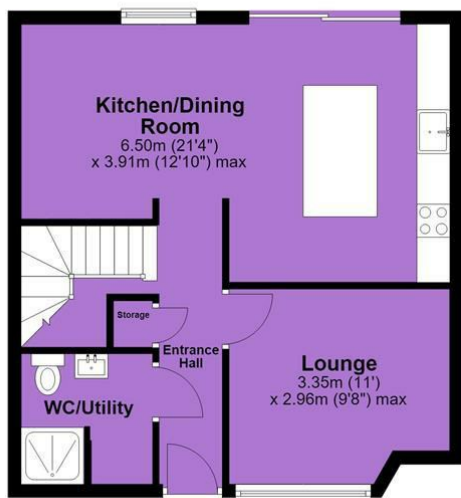
EPC Chart

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



Tenure: Freehold Council Tax Band: B

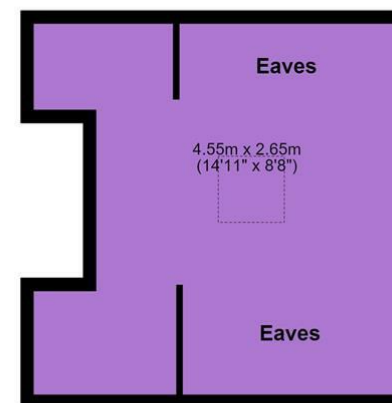
Ground Floor



First Floor

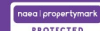


Loft



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

