

52 Greenpark Road, Northenden, Manchester, M22 4DR



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £375,000

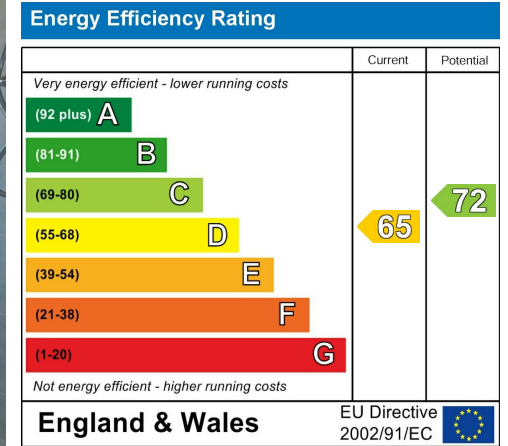
 3  2  1  D

VIDEO TOUR AVAILABLE A beautifully extended THREE BEDROOM semi-detached home, originally constructed in 1938, offering a great blend of period character and modern living. Ideally located within a popular residential area, with excellent access to transport links including the M56, M60 and Manchester Airport, as well as local amenities and well-regarded schools. The thoughtfully-planned accommodation consists of a porch, a welcoming entrance hallway, a spacious open lounge/dining room with a feature bay window and a marble fireplace, an extended fully fitted kitchen/breakfast room to the rear, and a conservatory providing additional living space with access out into the garden. A useful ground floor wet room is positioned off the entrance hall. To the first floor there are three well-proportioned bedrooms and a four-piece family bathroom. The property retains a number of original features including stained glass windows, whilst further benefits include parquet flooring, star galaxy granite flooring, and a large practical loft space. This property creates a great opportunity to create a wonderful home in a sought-after area.



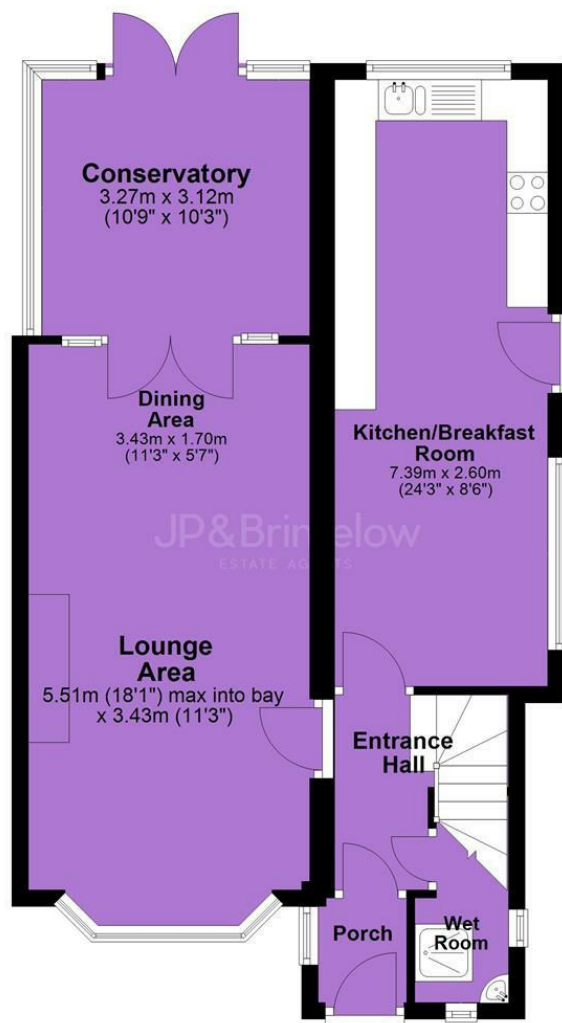


EPC Chart

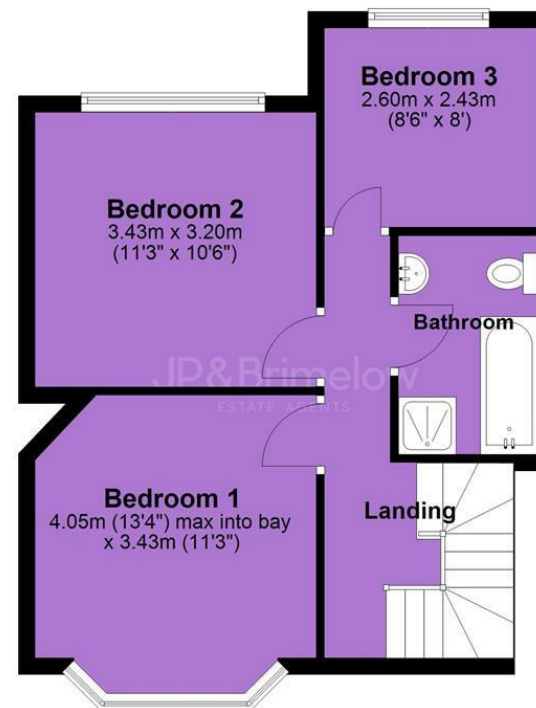


Tenure: **Leasehold** Council Tax Band: **D**

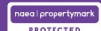
Ground Floor



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.

jpandbrimelowstateagents

@jpandbrimelow