

14 Brassington Avenue, Chorlton, Manchester, M21 8FY



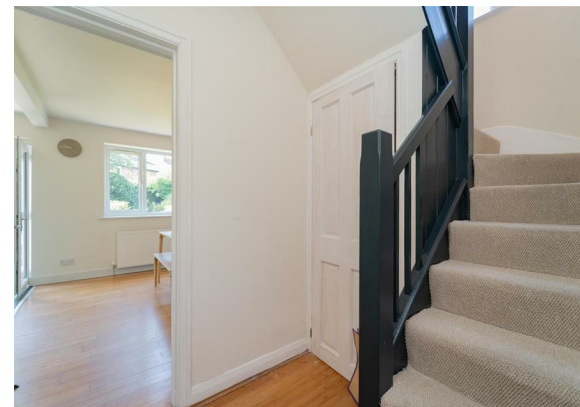
**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £385,000

 3  1  1  C

\*\*\*VIDEO TOUR AVAILBALE\*\*\* A deceptively spacious and well-presented, THREE DOUBLE BEDROOM, semi-detached property. Located on a quiet residential cul-de-sac in Chorlton, off Cundiff Road. Situated just a short walk from Chorlton centre and the vibrant Beech Road offering independent shops, bars and restaurants. The metrolink station nearby offers transport links to both Manchester Airport and Manchester City centre, and both primary and secondary schools are close by. In brief, this well-planned property consists of; an entrance hall with useful storage cupboard, a good-sized lounge with bay window to the front aspect, a fitted kitchen, and a dining area which benefits from views and access out into the rear enclosed SOUTH WEST facing garden. Stairs leading to the first-floor landing reveal two sizable double bedrooms, an additional double bedroom, a two-piece bathroom suite and a separate W.C completes this fantastic property. Other benefits include gas fired central heating, high ceilings, a driveway providing off road parking, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.







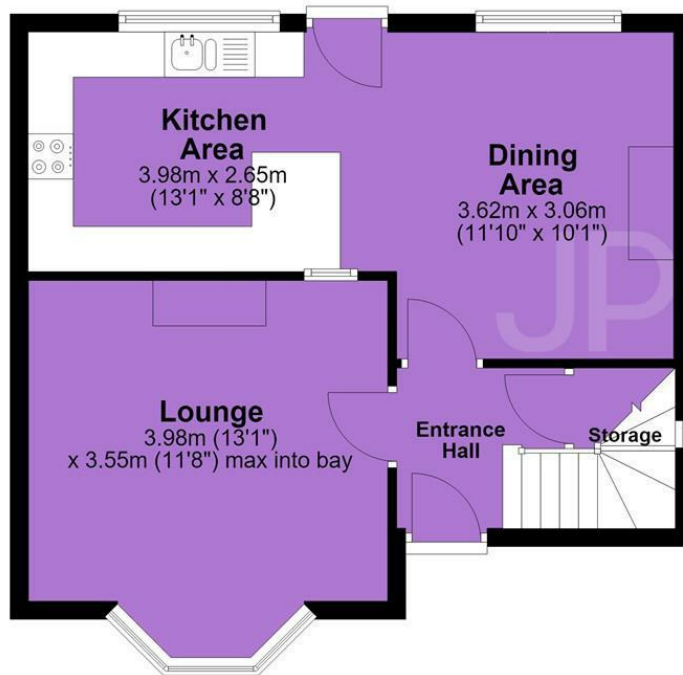
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>86</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: **Freehold** Council Tax Band: **A**

## 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