

3 Ansdell Avenue, Chorlton, Manchester, M21 8TP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £425,000

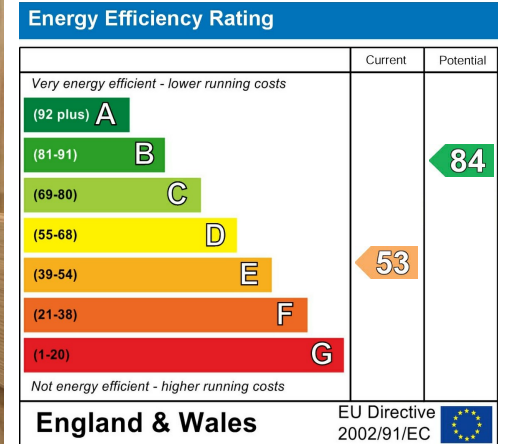
 3  1  2  E

VIDEO TOUR AVAILABLE A delightful and well-presented, THREE BEDROOM, mid terrace property. Located on a quiet and highly regarded Avenue off Sandy Lane, in Chorlton. Within easy walking distance to Beech Road with its independent bars, cafes and restaurants, Chorlton Centre and the Metrolink Tram stop on St Werburgh's Road giving direct access to Media City, Manchester Centre and Manchester International Airport. In brief the property consists of; a porch, an entrance hall, a lounge to the front aspect, a dining room, useful under stairs storage, a good-sized kitchen/breakfast room with views and access out into the rear enclosed courtyard. To the first floor the landing reveals three well proportioned bedrooms, two benefitting from built in storage. A white three-piece shower room completes this lovely home. The property benefits from gas fired central heating, high ceilings, ceiling coving, picture rails, and a rear enclosed courtyard.





EPC Chart



Tenure: **Freehold** Council Tax Band: **B**

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