

9 Cartwright Road, Chorlton Green, Manchester, M21 9EY



JP&Brimelow
ESTATE AGENTS



3 1 2 D

VIDEO TOUR AVAILABLE A delightful and stylishly presented, THREE BEDROOMS, bay-fronted, mid-terrace property. located on a highly popular residential tree lined road, off Kings Hills Road in the heart of Chorlton Green.

Within a short stroll of all the independent shops, restaurants, delis and bars available on Beech Road and a stone's throw from Chorlton Meadows and the Ees which offer endless walking and running routes on your doorstep.

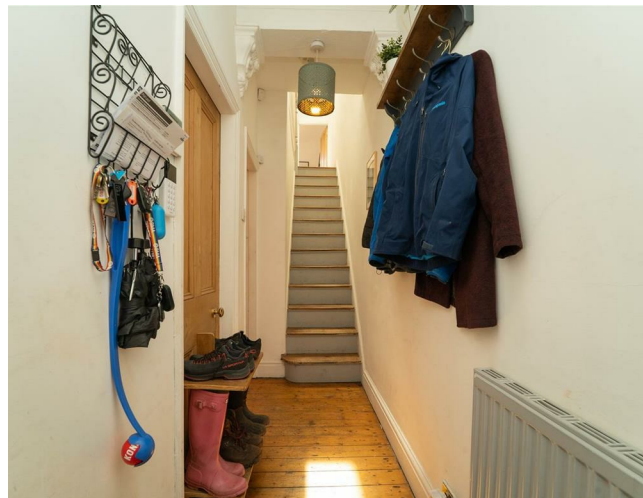
This charming period property is spread across two floors and in brief consists of a welcoming entrance hall, a lounge to the front aspect benefitting from an exposed brick feature wall and bay window, a dining room with period feature fireplace and views and access out into the rear SOUTH FACING courtyard, and a contemporary fitted kitchen completes this floor.

Stairs leading to the first-floor landing reveal two good sized double bedrooms, both benefitting from built in wardrobes, an additional bedroom, and a white three-piece modern bathroom suite completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, period features, and a rear enclosed courtyard style garden.

Internal inspection is highly recommended to truly appreciate the location.

£500,000





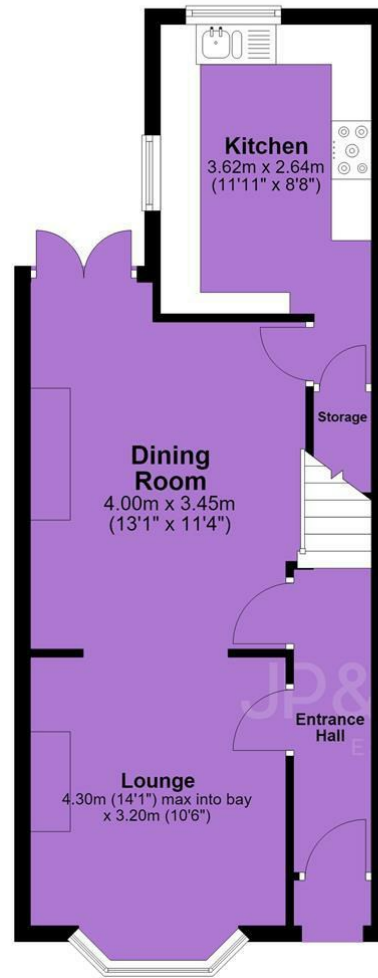
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(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



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

