

56 Cotton Hill, Withington, Manchester, M20 4XR



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £290,000

 3  1  1  D

****please note the pictures were taken prior to the current tenants**** A THREE BEDROOM mid-terrace property situated in the heart of Withington, on Cotton Lane. The property is conveniently located close to Fog Lane Park and Wilmslow Road with its array of shops, transport links and amenities. Enjoying close proximity to the ever-popular Didsbury, known for its stylish cafés, independent boutiques, and thriving restaurant scene. This well-planned property consists of an entrance hallway, a fitted kitchen, a useful garage and a spacious lounge/diner to the rear, with doors leading into the rear garden. To the first floor there is a landing leading to three good-sized bedrooms and a three-piece bathroom suite. The property benefits from gas fired central heating, a block paved driveway providing off road parking and both front and rear enclosed lawned gardens. Currently tenanted until July 26.





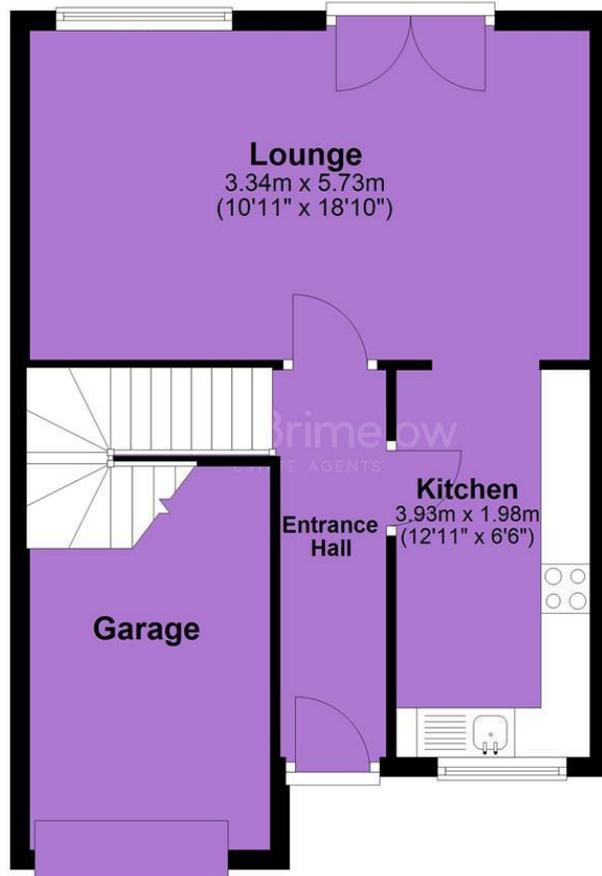
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



Lounge
3.34m x 5.73m
(10'11" x 18'10")

Kitchen
3.93m x 1.98m
(12'11" x 6'6")

Garage

Entrance Hall

First Floor



Bedroom 2
3.32m x 2.79m
(10'11" x 9'2")

Bedroom 1
4.28m x 2.84m
(14' x 9'4")

Landing

Bathroom

Bedroom 3
2.99m x 2.84m
(9'10" x 9'4")

Storage

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