

17 Oswald Road, Chorlton, Manchester, M21 9NL



**JP&Brimelow**  
ESTATE AGENTS





4 2 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and spacious FOUR DOUBLE BEDROOM period mid-terrace home, featuring a bay-fronted façade and situated in a prime central Chorlton location just off Wilbraham Road.

Within easy walking distance of Chorlton Village, this property is ideally positioned close to highly regarded primary schools, an array of local amenities including popular restaurants, delis, shops, and excellent transport links via the Wilbraham Road Metrolink station, offering direct access to Manchester City Centre and MediaCity in Salford Quays.

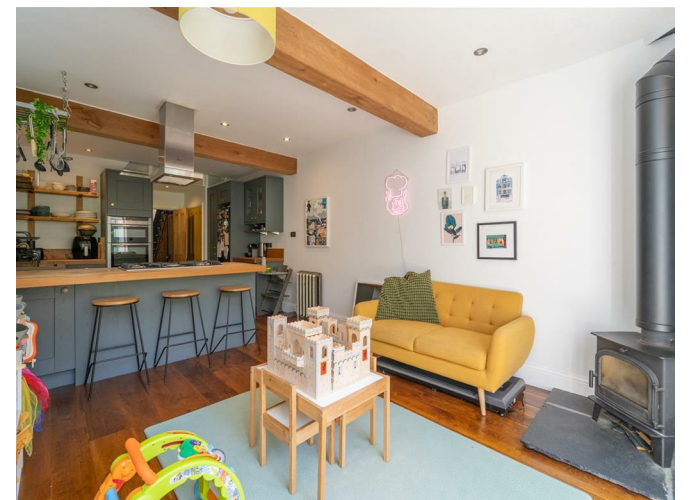
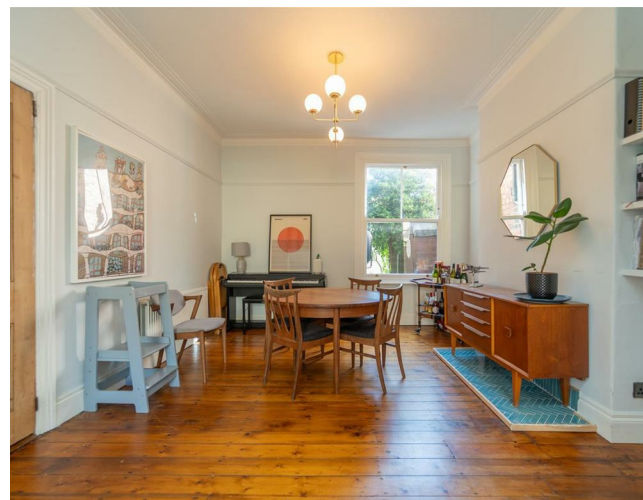
The thoughtfully designed accommodation includes: a vestibule, a welcoming entrance hallway, convenient downstairs W.C., a spacious through lounge and dining room with a bay window to the front, a utility room, and an impressive open-plan fitted kitchen featuring Neff appliances, a breakfast area, and dining space. French doors from the kitchen open out to a west-facing, courtyard-style rear garden.

Stairs lead to the first-floor landing, providing access to four generously sized double bedrooms and a stylishly appointed three-piece bathroom.

The property beautifully blends original period features with modern comforts, including a Vaillant combi boiler, and a private, enclosed courtyard-style rear garden. Ideally suited to a professional couple or young family, thanks to its close proximity to Longford Park. Early internal viewing is highly recommended.

£600,000










## EPC Chart

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

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



