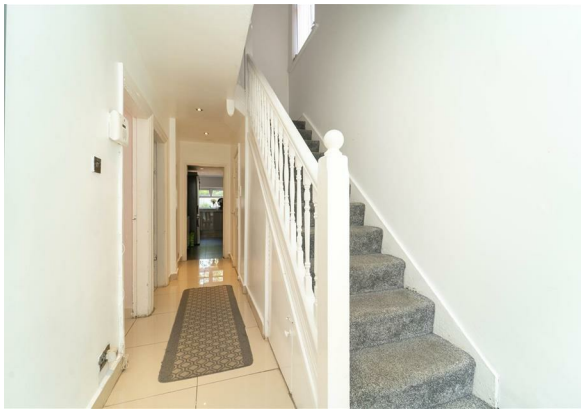
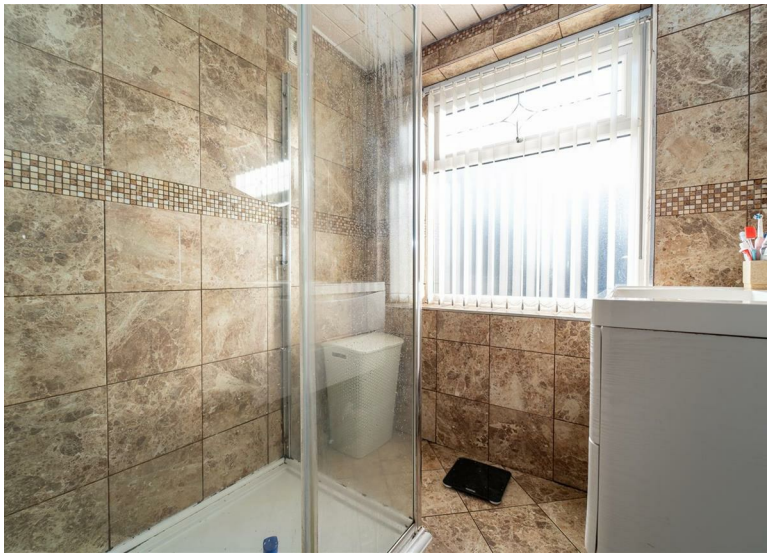
384 Mauldeth Road West, Chorlton, Manchester, M21 7RB

Offers In The Region Of £465,000

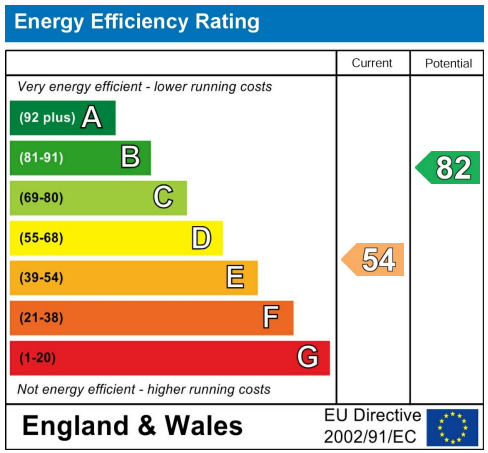
3 2 2 E

VIDEO TOUR AVAILABLE An attractive and extended THREE BEDROOM, box bay fronted semi-detached property situated on a highly popular residential road in Chorlton. Close by to Whalley Range Tennis & Cricket Club, the Metrolink on Mauldeth Road West and a short drive from Manchester City Centre. Located opposite Hough End Playing Fields with access onto the recreational area, Broughton Park Rugby Club and positioned nearby to good primary and secondary schools. In brief, the accommodation consists of; an entrance hallway, a downstairs shower room, a spacious family room with a box bay window to the front, a through lounge/dining area with access out into the rear enclosed lawned garden and a stylish fitted kitchen. To the first floor the landing reveals three good sized bedrooms, shower room and separate W.C completes this delightful home. The property benefits from; A Worcester boiler, a generous driveway providing off-road parking and a private enclosed large rear lawned garden.



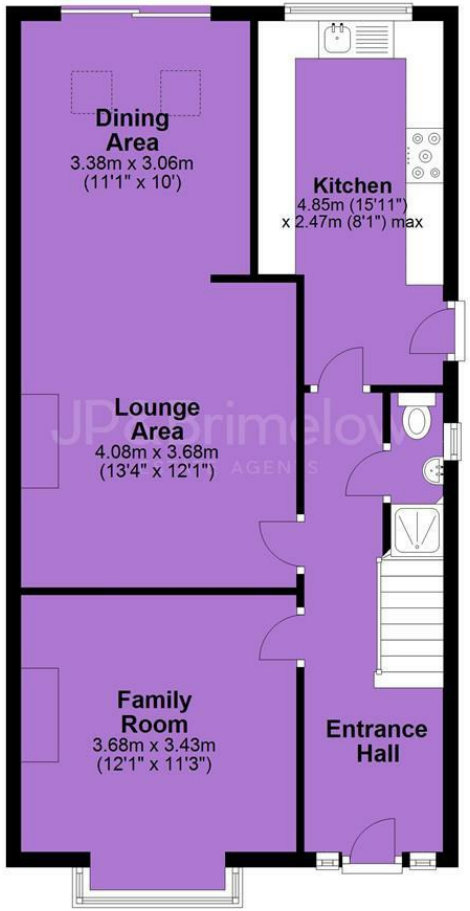


EPC Chart

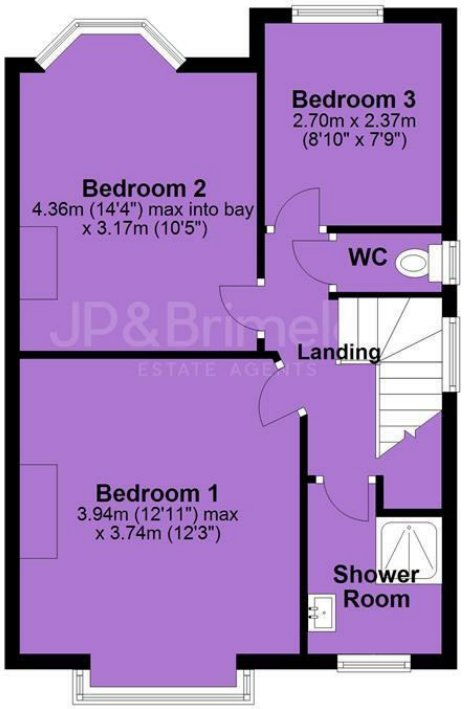


Tenure: **Freehold** Council Tax Band: **C**

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

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 face 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.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow